
V. Coordination

This chapter has been prepared in coordination with adjacent cities and counties to assess potential impacts on their jurisdictions. Citizen participation and coordination was also used to assist in the planning process and to reconcile any conflicts. The following activities have supported the coordination process:

- Review by the transportation subarea boards;
- Review by the Unincorporated Area Councils;
- Development of the Regional Arterial Network;
- The update of the Six-Year Transit Development Plan;
- The statewide and countywide grant application process;
- The Capital Improvement Program (CIP) coordination process; and
- Participation in the Puget Sound Regional Council, enabling King County to coordinate its transportation planning activities with other local and regional agencies' for the four central Puget Sound counties.

- T-501** **All elements of the transportation system should be planned and operated in coordination with the cities in and abutting King County, the adjoining counties, the Washington State Department of Transportation, the Port of Seattle, the transit agencies that provide service in and to the County, and the Puget Sound Regional Council. Prioritization of countywide facility improvements should be coordinated among jurisdictions to implement the countywide land use vision.**
- T-502** **King County should work with the Puget Sound Regional Council and its members to ensure that any regional projected aviation capacity problems, and the air transportation needs of the region's residents and economy are addressed in a timely manner.**
- T-503** **King County should support the completion of the designated freeway HOV lane and limited access highway system. Access to this HOV lane system should also be supported.**

VI. Implementation and Monitoring

The balance between land use, transportation services and funding is critical. The Transportation Chapter will be implemented through the funding of planned transportation improvements and strategies from available resources and by the management and monitoring of the system to ensure there are adequate facilities to support growth. Roads needs will be prioritized through updates to the Roads Strategic Plan and the Transportation Needs Report. High-priority projects will be programmed for funding in the Capital Improvement Program. Transit projects will be implemented as the needed revenues become available and in coordination with other related improvements and service development needs as described in transit planning and budget documents.

The annual Capital Improvement Program and Financial Plan will be consistent with the comprehensive plan and will consider the current performance of the transportation system, concurrency needs of planned developments, priority projects, phased implementation of improvements and other related factors. Revenues from all sources including Mitigation Payment System fees will be programmed to appropriate projects.

Concurrency will be maintained through the development and use of the Transportation Concurrency Management Program to help manage development and achievement of the level-of-service standards adopted in the comprehensive plan.

System performance will be monitored through periodic traffic counts, speed and delay studies, travel time observations for autos and buses and by computer simulation of travel network characteristics. Information on system performance will be shared with other transportation agencies in the county and with the Washington State Department of Transportation. If performance deteriorates below adopted standards, then the comprehensive plan will be amended to include improvements needed to restore level-of-service standards, or a reassessment of standards, funding and growth will be considered.

- T-601 King County should maintain an inventory of its transportation facilities and services to support its management of the system and to monitor system performance.**
- T-602 King County shall periodically evaluate transportation components of the comprehensive plan and shall recommend actions that ensure implementation of the comprehensive plan vision.**
- T-603 King County shall monitor and establish benchmarks to assess regional transportation system performance and implementation of the comprehensive plan. To accomplish this task King County should develop travel forecasts and maintain a Geographic Information System and databases. The data shall include existing and forecast regional population, employment, development and transportation information. The county, in cooperation with other jurisdictions, should produce reports on traffic and transportation activities. Such reports should highlight performance characteristics and identify the deficiencies, problems of safety and operations and areas not in compliance with level-of-service standards.**

VII. Transportation Element: Requirements and Components

Specific requirements for the transportation element are found at RCW 36.70A.070(6)(a). The following sections describe how the transportation element of the King County Comprehensive Plan meets those requirements.

A. Land Use Assumptions

The transportation element uses the same growth targets as the entire comprehensive plan. These targets are provided in Chapter Two of the Plan.

These regionally adopted growth targets have been used in developing the travel demand forecasts for the comprehensive plan and in the development of the Transportation Needs Report. The Six-Year Roads Capital Improvement Program is derived from the Transportation Needs Report. This links the transportation plan with growth targets for households and employment.

B. Estimated Traffic Impacts to State-Owned Facilities

Both the King County Comprehensive Plan and the analysis conducted for the Transportation Concurrency Management program include state facilities. Both use standard transportation analysis techniques.

C. An Inventory of Transportation Facilities and Services

The inventory is provided in Appendix C. As required by growth management legislation, it includes air, water, and ground transportation facilities and services as well as transit alignments and general aviation airport facilities. It includes both county-owned and state-owned transportation facilities within the county's boundaries.

D. Level of Service Standards Including Standards for State Routes

King County has adopted urban and rural area level of service standards for its Transportation Concurrency Management Program. The standards consist of Transportation Adequacy Measure (TAM) and Travel Time measures to determine if proposed nonresidential developments and concurrency zones for proposed residential developments meet these standards. The TAM is used to judge the performance of the county's road system. Travel time is used to judge the performance of monitored corridors and critical road segments within the monitored corridors.

State routes, except for highways of statewide significance and state routes with HOV lanes, are included in the TAM calculation. Portions of six state routes that are regionally significant state highways are included in the county's list of monitored corridors.

E. Actions to Bring Facilities into Compliance

King County's traffic impact analyses and other planning processes have identified needed projects. These projects are listed in the Transportation Needs Report that is adopted by reference along with the KCCP. The Roads Strategic Plan and the six-year Capital Improvement Program identify specific projects, strategies, and actions to address transportation needs.

F. Traffic Forecasts for at Least Ten Years

Travel forecasts were developed for the year 2022. See Section II and Appendix C for more information on forecasts.

G. State and Local Transportation Needs to Meet Current and Future Demands

King County will be in compliance with this new GMA requirement by the December 31, 2000, deadline. The Transportation Needs Report six-year roads and transit development plans and capital improvement programs are the elements of the King County Comprehensive Plan that address the GMA requirement of identifying state and local system needs to meet current and future demand.

H. Analysis of Funding Capability

A financial analysis is included in the Transportation Needs Report which is adopted as an element of the plan. More information on the financial analysis is provided in Section IV of this chapter of the KCCP.

I. Intergovernmental Coordination

See Section V for a discussion of coordination.

J. Concurrency

The concurrency program is described in Section II E of this plan.

K. Consistency of Plans

The comprehensive plan is consistent with the Metropolitan Transportation Plan, the regional transportation plan for the four-county region. The Puget Sound Regional Council reviews the plan for consistency and has previously certified the King County Comprehensive Plan and also its amendments. In addition the comprehensive plan policies have been reviewed by other jurisdictions within King County.

The comprehensive plan provides policy direction for the development of the county's 6-year functional plans.

Chapter Seven

Services, Facilities and Utilities

The Growth Management Act requires coordinated planning so that the services required by new residents and their homes and businesses are available as growth occurs. Needed services include many that are not provided by King County, such as water supply, local sanitary sewers, fire protection, schools, energy facilities, and telecommunications. King County does provide services such as regional wastewater treatment, regional solid waste management, and local stormwater management. This chapter contains policies that guide service provision.

I. Regional Services

King County government is a regional and local service provider. Types of regional services provided include transit, wastewater treatment, and solid waste management. Local services provided to citizens of unincorporated urban King County and the rural areas include police, building permits, and health and human services. As annexations and incorporations of unincorporated urban areas continue, King County government will focus more on its role as the provider of regional services and protector of the County's rural and resource areas. The following policies direct King County's evolving role as regional service provider.

- F-101** **King County, the cities, special purpose districts and/or local service providers shall plan as partners. King County's planning will focus on unclaimed urban unincorporated areas and cities' Potential Annexation Areas.**
- F-102** **King County shall work with cities, special purpose districts, other local service providers and citizens to identify and distinguish local and countywide services. Over time, cities will assume primary responsibility for coordinating the provision of local services delivery. The county will assume primary responsibility for coordinating the provision of countywide services, including countywide services that must be delivered within city boundaries. The county will also work with cities, special purpose districts, and other counties to identify regional service and facility needs and develop strategies to provide them.**
- F-103** **King County will provide or manage countywide services which include but are not limited to:**
- a. Transit;**
 - b. Economic development;**
 - c. Harborview Hospital;**
 - d. Public health;**
 - e. Regional park, trails and open space systems;**
 - f. Waste water collection and treatment;**
 - g. Solid waste management and recycling;**
 - h. Hazardous waste management;**
 - i. Water resource management;**
 - j. Surface water management;**
 - k. Flood warning and floodplain management;**
 - l. Protection and preservation of natural resource lands;**
 - m. Regional Arterial Network (RAN) and freight mobility; and**
 - n. Affordable housing.**
- F-104** **King County will, in cooperation with special purpose districts and/or local service providers, continue to plan for and provide public services to the Rural Area, consistent with rural standards and needs.**
- F-105** **To support the intent of the Growth Management Act, King County should work with cities and other service providers to establish priority areas for public funding of capital facilities, services and infrastructure.**

II. Facilities and Services

A. Providing a Spectrum of Services

King County and numerous service providers need to coordinate planning and funding activities to ensure that needed facilities and services are provided in the region.

- F-201** **All facilities and services should be provided in compliance with provisions and requirements of the Endangered Species Act.**
- F-202** **King County should seek to create quality communities by defining the needs and proposing strategies for a full range of public facilities and services, including physical infrastructure and health, human and public safety services. King County should ensure that there is an adequate supply of public facilities necessary to support communities.**
- F-203** **King County should work with the cities, special purpose districts and other service providers to define regional and local services and to determine the appropriate providers of those services.**
- F-204** **King County shall work with its neighboring counties, the state, Puget Sound Regional Council, special purpose districts, ports and the cities to identify areas of shared need and adequate land supply for public facilities. The county's capital acquisition budget shall reflect the jointly agreed-upon priorities and time schedule.**
- F-205** **Public and private community service providers should be encouraged to share or reuse facilities when appropriate, to reduce costs, conserve land and provide convenience and amenity for the public. Joint siting and shared use of facilities should be encouraged for schools, community centers, health facilities, cultural facilities, libraries, swimming pools and other social and recreational facilities.**

B. Urban and Rural Services

Although growth will be directed to Urban Areas, it is recognized that Rural Areas have facility and service needs also.

- F-206** **Public spending to support growth should be directed to the Urban Growth Area and prioritized and coordinated through Capital Facility Plans to comply with the concurrency requirements of the Growth Management Act.**
- F-207** **In the Rural Area, services provided by agencies should support a rural level of development and not facilitate urbanization.**

C. Identifying Needs for Facilities and Services

Public facilities and services are vital to protect public health, safety and welfare and to protect and enhance community and environmental quality. Inadequate sewage disposal, for example, could directly threaten public health. Inadequate groundwater protection could result in unsafe drinking water and threaten stream flow. Deficiencies in other services, such as police protection or parks, might not raise

severe obstacles to any single new development, but over time could cause general threats to public health, safety and welfare and deterioration of community quality.

King County government is responsible for assuring that adequate facilities and services are available or can be made available to support planned growth. This responsibility is carried out by identifying needs for facilities and services based on the planned amount and location of growth. The mechanism for identifying needs is capital improvement programming.

The Growth Management Act requires the county to prepare a capital facility plan which includes an inventory of existing capital facilities owned by public entities, a forecast of the future needs for capital facilities, including the proposed locations and capacities of expanded or new facilities, and a six-year plan that will finance the expanded or new facilities.

The Capital Facility Plan Element for King County is comprised of the following four components:

1. Technical Appendix A is an executive summary of documents containing inventories of facilities and services provided by King County (health and human services and law, safety and justice, transportation) and those provided by other entities (drinking water supply, sanitary sewer collection and treatment, schools, fire protection, libraries, natural gas, telecommunications, and electricity).
2. Technical Appendix A is an executive summary of documents containing the forecast of future needs for capital facilities, including the proposed locations and capacities of expanded or new facilities:
3. Six-year plan that will finance the expanded or new facilities:
 - a. Technical Appendix A is an executive summary of the finance plans for facilities and services provided by the county and other entities.
 - b. Technical Appendix A references the Transportation Needs Report which includes an analysis of funding capability to judge needs against probable funding resources, and a 20-year financial forecast report based on identified needs.
 - c. Current adopted King County Capital Improvement Program for facilities other than transportation.
4. Requirement to reassess land use if funding is unavailable to meet existing and future needs:
 - a. Policies of Chapter Seven, Part I Facilities & Services, Sections B – F.
 - b. Chapter Nine, Transportation, Section IV.

D. Capital Facility Planning

King County and other service providers are required to prepare six-year capital facility plans that describe needs for the six-year facility and propose funding to meet those needs.

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| F-208 | The capital facility plans and capital improvement programs prepared by all other agencies which provide services to unincorporated areas of the county should be consistent with the King County Comprehensive Plan. |
| F-209 | To reduce overall public costs, noise and disruption to the local area during construction, installation of new or maintenance of existing utility facilities should be timed and coordinated with other projects that utilize public right-of-ways and easements, where possible. |
| F-210 | King County's capital facility plans should identify financing strategies to support its adopted 20-year growth target and land use plan. |
| F-211 | King County's capital improvement program shall demonstrate that projected needs for facilities and services can be met within the Urban Growth Area and can be served in compliance with the concurrency requirements of the Growth Management Act or, if that is not possible, King County shall determine where and when deficits may occur and how needed facilities and services might be phased in and or financed to serve such deficit areas. Alternative phasing and financing strategies |

must be identified and determined to be infeasible prior to triggering a land use and zoning reassessment under Policy F-216.

- F-212** School districts which choose to have the county collect impact fees for them, and water and sewer utilities that provide their services to unincorporated King County shall prepare capital facility plans consistent with requirements of the Growth Management Act and King County Code.
- F-213** Provision of an adequate supply of kindergarten through twelfth grade (K-12) public schools and K-12 public school facilities is essential to avoid overcrowding and to enhance the educational opportunities for our children. King County shall adopt regulations which are supportive of the permitting of K-12 public schools and K-12 facilities.

E. Addressing Service Deficiencies

In the event that needed facilities and services are not available to support either existing development or growth, King County will work with other service providers to address the service deficiency.

- F-214** King County shall initiate a subarea planning process with any service provider that declares, through their capital facilities plan, an inability to accommodate projected service needs inside their service area.
- F-215** King County and its cities should coordinate planning for health and human service facilities and services. County investments in health and human service facilities should be targeted primarily to the designated Urban Centers and secondarily to other locations in the Urban Growth Area and Rural Towns.
- F-216** If an area-wide sewer, water, or transportation service deficiency is identified, King County and the applicable service providers shall remedy the deficiency through a joint planning process addressing capital improvement programs and long-term funding strategies. If financing and level of service remedies cannot solve the deficiency, King County shall change zoning to address the problem.

F. Financing Strategies

King County, cities, and other service providers will work together to address the financing needs of facilities and services.

- F-217** King County shall work with the cities to create a financing partnership for areas of the Urban Growth Area that the cities will annex. This includes determining county/regional and city/municipal facilities and services and then committing to a shared financing strategy to build or provide these infrastructure improvements or services.
- F-218** King County should, in cooperation with other jurisdictions, develop funding strategies for governmental infrastructure that take into account economic development goals and consider the costs to, and benefits for, the jurisdictions and the region.

G. Essential Public Facilities

The region will work cooperatively to site essential public facilities in an equitable manner. Essential public facilities are defined in the Growth Management Act and include large, usually difficult to site facilities such as prisons, solid waste facilities, and airports.

- F-219** Proposed new or expansions to existing essential public facilities should be sited consistent with the King County Comprehensive Plan. Listed existing essential public facilities should be preserved and maintained until alternatives or replacements for such facilities can be provided.
- F-220** King County and neighboring counties, if advantageous to both, should share essential public facilities to increase efficiency of operation. Efficiency of operation should take into account the overall value of the essential public facility to the region and the county and the extent to which, if properly mitigated, expansion of an existing essential public facility located in the county might be more economical and environmentally sound.
- F-221** King County should strive to site essential public facilities equitably so that no racial, cultural, or socio-economic group is unduly impacted by essential public facility siting or expansion decisions. No single community should absorb an inequitable share of these facilities and their impacts. Siting should consider environmental equity and environmental, economic, technical and service area factors. The net impact of siting new essential public facilities should be weighted against the net impact of expansion of existing essential public facilities, with appropriate buffering and mitigation. Essential public facilities that directly serve the public beyond their general vicinity shall be discouraged from locating in the Rural Area.
- F-222** A facility shall be determined to be an essential public facility if it has one or more of the following characteristics:
- a. The facility meets the Growth Management Act definition of an essential public facility;
 - b. The facility is on a state, county or local community list of essential public facilities;
 - c. The facility serves a significant portion of the county or metropolitan region or is part of a countywide service system; or
 - d. The facility is the sole existing facility in the county for providing that essential public service.
- F-223** Siting analysis for proposed new or expansions to existing essential public facilities shall consist of the following:
- a. An inventory of similar existing essential public facilities in King County and neighboring counties, including their locations and capacities;
 - b. A forecast of the future needs for the essential public facility;
 - c. An analysis of the potential social and economic impacts and benefits to jurisdictions receiving or surrounding the facilities;
 - d. An analysis of the proposal's consistency with policies F-219 through F-222;
 - e. An analysis of alternatives to the facility, including decentralization, conservation, demand management and other strategies;
 - f. An analysis of economic and environmental impacts, including mitigation, of any existing essential public facility, as well as of any new site(s) under consideration as an alternative to expansion of an existing facility;
 - g. Extensive public involvement; and
 - h. Consideration of any applicable prior review conducted by a public agency, local government, or citizen's group.
- F-224** King County supports coordination of regional water supply planning, sales of excess water supplies among municipalities in the region, water quality programs and water conservation and reuse programs.

H. Water Supply

King County is not a water utility and does not provide potable water to citizens in the region. However, it plays an important role in the coordination or linking of water supply and growth. Moreover, the county reclaims water from its wastewater treatment plants. Reclaimed water can be used for many purposes, such as irrigation and industrial use, which currently utilize potable water sources.

Reclaimed water produced by King County must be consistent with the standards contained in the Washington Department of Ecology's "Orange Book," as promulgated under chapter 90.46 RCW. The "Orange Book" describes differing levels of treatment that are required to produce different classes of reclaimed water. King County currently produces only Class A reclaimed water, which is produced using the highest levels of treatment.

1. Potable Water Systems

Potable water is provided by Group A public water systems having 15 or more connections, Group B public water systems having 2 to 14 connections, and individual private wells serving one connection. Exempt wells refer to wells that do not require obtaining a water right from the state for withdrawal of water. These exempt wells are subject to all other rules and regulations other than the requirement to get a permit from the state to withdraw water. Water withdrawn from an exempt well for individual or group domestic water supply cannot exceed 5,000 gallons per day, nor may the water be used to irrigate more than a half acre of lawn or noncommercial garden. The type of water system required for new development will depend upon whether a proposed development is or is not located within the Urban Growth Area, is or is not within an approved service area of an existing public water system, and is or is not able to provide an adequate water supply as required under RCW 19.27.097 and/or RCW 58.17.110.

- F-225** **Group A water systems shall be responsible for fulfilling their duty to provide service within their service areas approved under state law. The service areas for Group A public water systems are defined by Coordinated Water System Plans approved under chapter 70.116 RCW or by individual water system plans reviewed by the county and approved by the state.**
- F-226** **In the Urban Growth Area all new construction and all new subdivisions shall be served by Group A public water systems except in the circumstance when no Group A public water system can provide service in a timely and reasonable manner per RCW 70.116.060 or when no existing system is willing and able to provide safe and reliable potable water with reasonable economy and efficiency per RCW 19.27.097.**
- F-227** **In the Urban Growth Area, individual private wells are not permitted unless application of Policy F-226 to a proposal for a single-family residence on an individual lot would deny all reasonable use of the property. In that case, the well would be allowed only as an interim facility until service by a public water system can be provided. The individual well must meet the criteria of the King County Board of Health Title 13.**
- F-228** **In the Urban Growth Area, if a Group A water provider cannot provide direct service to new development in a timely and reasonable manner as required under RCW 70.116.060 or chapter 43.20 RCW, a new public water system may be established if it is owned and operated by the following, in order of preference:**
- a. By the Group A system, in whose service area the system is located, via satellite management, or**
 - b. By a satellite management agency approved by the State Department of Health under contract with the Group A system in whose service area the system is**

located, provided that the existing Group A water system remains responsible for meeting the duty to serve the new system under RCW 43.20.260.

All new public water systems formed in the UGA shall connect to the Group A water system in whose service area the new system is located when direct service becomes available. All known and projected costs for anticipated connection shall be funded at the permitting stage of any proposed new construction or new subdivisions.

- F-229** In the Rural Area, individual private wells, Group B water systems, and Group A water systems are all allowed. Creation of a new public water system or the expansion of an existing Group B system may be allowed to serve new construction or new subdivisions when no Group A public water system can provide service in a timely and reasonable manner per RCW 70.116.060, or when an existing system is not willing and able to provide safe and reliable potable water with reasonable economy and efficiency per RCW 19.27.097.
- F-230** New public water systems established in the Rural Area shall be owned and operated by the following, in order of preference:
- a. By the Group A public water system in whose service area the system is located, by direct service or satellite management by the Group A system,
 - b. By a satellite management agency approved by the State Department of Health and providing service within the county and under contract with the Group A system if it is located in a Group A system service area; or
 - c. By the owners of the lots that are provided water by the new system if the new system is not within the service area of an existing Group A system or not within the area covered by a satellite management agency. Approval for any such system shall be conditioned for future ownership or management by a satellite management agency, when such service becomes available, and for periodic review of system operations, as required by RCW 70.119A.060(2).

Ecology has determined that the rivers and streams in the major river basins in King County have no water available for further consumptive appropriation without harmfully impacting instream values. For that reason, it has by regulation closed those basins to issuance of new water rights, and has directed that the natural interrelationships between surface and ground waters should be considered in future water allocation decisions in order to avoid adverse impacts to instream flows. The installation and use of wells that are exempt from ecology's water rights permitting process may further harm those rivers and streams when the wells are withdrawing ground water that is directly connected to the water in the stream. The installation of new exempt wells may also create health and safety problems by interfering with the water supplied by existing wells, and by creating more holes in the ground that can lead to contamination of entire aquifers. Under K.C.C. chapter 9.14, the Department of Natural Resources and Parks is to act as lead agency in coordinating the activities of DDES and Public Health in order to ensure that groundwater quality and quantity are protected, and facilitate implementation of the plans that have been developed to protect ground water in five groundwater management areas within King County.

- F-231** New subdivisions with more than six single-family lots on Vashon-Maury Island and in closed basins in the Rural Area (as defined in WAC 173-507, 508, 509, 510, and 515) may not be served by a potable water system using an exempt well, or a combination of multiple exempt wells. One exempt well per subdivision will be permitted unless more than one exempt well is needed to meet the water flow requirements for the six residences. New developments in the Rural Area served by an exempt well, or wells shall not exceed one-half acre of irrigation.
- F-232** King County shall work with the State Department of Ecology and the State Department of Health to ensure that existing provisions of state law that provide for

measuring water withdrawals or diversions for sources of supply are fully utilized to meet public health, resource protection, land use, planning and fish recovery objectives and obligations. Any new or expanding Group B water system shall have a totalizing source meter and shall make information from the meter available upon request of King County.

2. Regional Water Supply Planning

Over the past several years King County has been working cooperatively with many of the larger water utilities in the region to gather information about regional water demand and supply. King County would like to use this information to help develop a regional water supply plan.

- F-233** **King County supports development of a regional water supply plan for the entire region. Key components of this planning process should include:**
- a. Involvement, oversight and support of elected officials in the region;**
 - b. Meaningful public participation including the involvement of the state and federally recognized tribes;**
 - c. Prioritization of future supplies, including a role for conservation and reclaimed water;**
 - d. Assigned accountability for implementing conservation and developing new supplies and infrastructure such as transmission pipelines; and**
 - e. Legislative changes, if necessary, to implement the plan.**
- F-234** **King County should assure that a regional water supply plan for all of King County is prepared in cooperation with water utilities and in coordination with affected federally recognized tribal, local and state governments. A continuous and meaningful public process should be used to develop the regional water supply plan, resulting in a plan that is adopted by elected public officials in the region and used by the state in making water resource decisions. The regional water supply plan should implement and be consistent with growth management decisions made by local and regional jurisdictions under the Growth Management Act and the approved water quality and quantity strategies adopted by the region in compliance with federal requirements under the Endangered Species Act, Clean Water Act, and other authorities relevant to water quantity and quality.**
- F-235** **The county will work with water utilities to develop a water supply plan that prioritizes an array of potential sources, including conservation and reclaimed water, and defines a publicly- and state-accepted strategy for how the region could best meet future demands for water. During development of the regional water supply plan, the county will work in concert with water utilities to evaluate the projected water demands for population growth and other out of stream needs identified under the Growth Management Act, Endangered Species Act response provisions in plans developed under the state's Salmon Recovery Act, and Clean Water Act requirements for water quality.**

3. Utility System Interties

Water utilities obtain water supplies from many varying sources. Some water utilities receive the vast majority of their water supply from wells. Yet others receive substantial portions from municipal watersheds and reservoirs. The varying water supply sources can differ substantially in terms of dependability of output, so that while one water utility may have excess capacity, a neighboring water utility could be experiencing severe shortages and be unable to adequately serve their customers.

- F-236** **King County supports interties that allow the transfer of water resources among water utilities in urban areas to meet the projected demands for growth. The transfer**

of water must be consistent with locally adopted growth management plans, regional water supply plans, groundwater plans, watershed plans, and approved Coordinated Water System Plans, and implement approved Endangered Species Act response requirements and Clean Water Act requirements.

- F-237** King County supports the development of appropriate regional water intertie capital projects, subject to approval from appropriate local, state, and federal agencies and consistent with Policy F-236.

4. Water Reuse, Conservation and Accounting

King County residents depend on proper management of water resources to ensure adequate and reliable water supplies, and protection and preservation of natural resources. As a regional service provider, King County plays a role, along with others, in managing these water resources for long-term sustainable supply and protecting the long-term functions and values of natural water systems. As part of its responsibilities, King County reviews water utility plans for those utilities serving unincorporated King County and encourages the inclusion of elements related to water reuse and conservation in the plans. The King County Code directs county programs to specifically act as a clearinghouse for data related to groundwater quality and quantity in order to facilitate implementation by King County and others of the groundwater management plans that have been developed for major portions of King County.

- F-238** King County's water reuse program and projects, as well as water reuse and water supply/resources, should be coordinated with a regional water supply plan in accordance with state and federal standards and coordinated with comprehensive land use plans.
- F-239** King County shall partner with utilities to publicize water conservation and encourage best management practices that conserve potable water supply through measures that include use of alternative supplies such as reclaimed water. In exercising its role in reviewing utility water system plans, King County Utilities Technical Review Committee (UTRC) shall encourage water purveyors to include aggressive conservation and reuse measures where applicable, as well as development of new sources to support planned land uses with reliable service at minimum cost. Efforts to encourage the use of reclaimed water shall focus on existing and proposed source supplies for large water users, such as golf courses and cemeteries.
- F-240** In its review of water comprehensive plans, the King County Utilities Technical Review Committee shall consider the following:
- a. Consistency with land use plans and development regulations adopted under the Growth Management Act;
 - b. Approved or adopted regional water resource plans, including basin plans, groundwater plans, watershed-based conservation and recovery plans developed under ESA, salmon recovery plans developed under chapter 77.85 RCW, water resource plans developed under chapter 90.54 RCW, watershed plans developed under chapter 90.82 RCW, and a regional water supply plan or water resource management plan; and
 - c. The county's Regional Wastewater Services Plan.
- F-241** In reviewing proposals for modified and expanded service area boundaries for municipal water suppliers, the Utilities Technical Review Committee shall consider, in addition to Policy F-240:
- a. Compliance by the water system with its comprehensive plan, including water conservation elements; and
 - b. Whether it can meet its duty to provide service within its service area, as required under chapter 43.20 RCW.

The county shall not approve a water system plan with a proposed service area where the water system is unable to provide service for one or more of the reasons identified in RCW 43.20.260. This does not preclude a modified or expanded service area boundary for the water system in order to correct problems and provide reliable potable water service within the proposed modified service area.

- F-242** **The Utilities Technical Review Committee should develop a water accounting program in conjunction with affected water utilities. The water accounting program should coordinate information on the rate, timing, and location of new development with the projected ability of water utilities to issue certificates of water availability.**

5. Resource Management and Protection

Water system reservoirs and watersheds often serve a number of functions. These functions can include open space, recreation, forestry, and resource management. However, each function must be weighed against the primary purpose of such reservoirs and watershed, which is to provide and protect supplies of potable drinking water.

- F-243** **Public drinking water system reservoirs and their watersheds should be managed primarily for the protection of drinking water, but should allow for multiple uses, including recreation, when such uses do not jeopardize drinking water quality standards. Public watersheds must also be managed to protect downstream fish and agriculture resources.**
- F-244** **Groundwater-based public water supplies should be protected by preventing land uses that may adversely affect groundwater quality or quantity to the extent that the supply might be jeopardized.**

I. Public Sewers and On-Site Wastewater Treatment and Disposal Systems

King County adopted the Regional Wastewater Services Plan in 1999. It called for a new north treatment plant to be in operation by 2010 with a capacity of 36 million gallons per day (mgd). King County is proposing to build the new wastewater system. The Brightwater System will include a treatment plant to provide secondary treatment of wastewater, pipelines and pump stations to carry wastewater to and from the plant, and an outfall to discharge the treated wastewater to Puget Sound.

King County has selected the location of the Brightwater facilities at what is referred to as the Route 9-195th Street System with an effluent corridor along NE 195th Street and a marine outfall in Zone 7S.

The siting process has taken many years and is the focal point of a comprehensive Environmental Impact Statement, which is likely to be issued in November of 2003. Snohomish County and cities in the Brightwater service area have participated actively in the siting and environmental review process.

In addition to King County's role as the regional wastewater treatment provider, the Seattle-King County Department of Public Health is the agency responsible for permitting on-site wastewater treatment and disposal systems (septic systems). In addition, King County reviews sewer utility comprehensive plans.

- F-245** **In the Urban Growth Area, all new development shall be served by public sewers unless:**
- a. Application of this policy to a proposal for a single-family residence on an individual lot would deny all reasonable use of the property; or**
 - b. Application of this policy to a proposal that has a vested land use application for the redevelopment or expansion of an existing use, as well as an approved**

- septic design from Public Health – Seattle and King County, would render approval of the land use permit void; or
- c. As permitted by policy CP-933.

- F-246** In the Urban Growth Area, King County and sewer utilities should jointly prioritize the replacement of on-site systems that serve existing development with public sewers, based on the risk of potential failure. King County and sewer utilities should analyze public funding options for such conversion and should prepare conversion plans that will enable quick and cost-effective local response to health and pollution problems that may occur when many on-site systems fail in an area.
- F-247** City-owned parks that are redesignated from rural to urban to allow future annexation by a city and that are subsequently served by public sewers shall be tightlined. This policy applies to parks that were redesignated from rural to urban on or after September 20, 2004.
- F-248** The existing public sewer system in the Town of Vashon cannot be expanded to serve land beyond the boundaries of the town, except as provided in Policy F-249 and as consistent with Title 57 RCW. On-site systems, community on-site systems or decentralized treatment systems may be used as appropriate for planned growth in other Rural Towns.
- F-249** Public sewer expansions shall not occur in the Rural Area and on Natural Resource Lands except where needed to address specific health and safety problems threatening the existing uses of structures or the needs of public schools or public school facilities. Public sewers may be extended, pursuant to this policy, only if they are tightlined and only after a finding is made by King County that no reasonable alternative technologies are technologically or economically feasible. Utility providers shall ensure, through a signed agreement between the school district and the utility provider, that any sewer service permitted for the school district is designed only to serve public schools or public school facilities. Public sewers which are allowed in the Rural Area or on Natural Resource Lands pursuant to this policy shall not be used to convert Rural Area land or Natural Resource Lands to urban uses and densities or to expand permitted nonresidential uses.
- F-250** Sewer facilities such as pump stations, force mains and trunk lines that do not provide connections to the Rural Area may be located in the Rural Area only when they are identified in a King County-approved comprehensive sewage system plan and upon a finding by King County that it is technically necessary in providing service to the Urban Growth Area.
- F-251** On-site wastewater treatment systems in the Rural Area and Natural Resource Lands should be designed, built and operated as permanent methods of sewage disposal.
- F-252** King County should monitor on-site systems that have shown evidence of failure or potential for failure. The data should be used to correct existing problems and prevent future problems. King County should analyze public funding options for correcting on-site wastewater system failures which may include, where feasible and otherwise consistent with this plan, conversion to community sewage systems or installation of public sewers.
- F-253** Collective on-site systems may be used only in the following circumstances in the Rural Area and Natural Resource Lands:
- a. Existing on-site systems are failing within an area and the Seattle/King County Department of Public Health concurs that long-term individual on-site system repairs are not feasible and/or water quality is threatened by the presence of or

- potential for health hazards resulting from inadequate on-site wastewater disposal methods;
- b. An authorized public agency will manage the community system; and
 - c. The community system is designed only to serve existing structures and lots and cannot be used as a basis to increase density or to expand permitted nonresidential uses. Substandard vacant lots must be combined to the extent feasible to meet rural density policies. Management of the community system must be by an authorized public agency.

J. Solid Waste

Appropriate management of solid waste to protect the environment of King County is essential to public health. Responsibility for management of solid wastes generated by unincorporated area residents and businesses is shared by waste haulers certified by the Washington Utilities and Transportation Commission and the King County Solid Waste Division.

- F-254** **Solid waste should be handled and disposed of in environmentally sound ways that protect the quality of air, water and public health.**
- F-255** **King County shall divert as much material as possible from disposal to reduce the overall costs of solid waste management to county residents and businesses, conserve resources, protect the environment, and strengthen the county's economy.**
- F-256** **Solid waste management should be planned and disposal capacity provided on a regional basis.**
- F-257** **Solid waste handling facilities should be dispersed throughout the county in an equitable manner.**

K. Surface Water Management

Surface water management activities address both the quantity and quality of water entering the natural environment. Urban areas are largely covered with impervious surfaces (e.g., buildings, streets, parking lots) that cause increased runoff and are a source of pollutants. Management in the Rural Area is important, too, because of the potential adverse impacts of forestry, agricultural, and livestock practices. Prevention or mitigation of flooding, erosion, sedimentation, and water quality and habitat degradation is important for both the built and natural environments.

- F-258** **To reduce flooding, erosion and sedimentation, prevent and mitigate habitat loss, enhance groundwater recharge and prevent water quality degradation, the surface waters of King County shall be managed through plans, programs and regulations developed by King County in cooperation with affected jurisdictions whenever possible.**
- F-259** **A watershed approach shall be taken to surface water management, with responsibility shared among King County and affected jurisdictions. This approach should emphasize prevention of water quality degradation through education programs and implementation of best management practices to reduce pollution entering surface waters, including Puget Sound.**
- F-260** **In the Rural Area, King County shall minimize the use of constructed facilities for surface water management and maximize the use of natural systems, provided that the ecological functions of the natural systems are not harmed. The county should provide incentives to keep these natural systems intact. Natural systems are also preferred in the Urban Growth Area, but it is recognized that structural systems will**

be needed to realize urban growth and density goals. King County will plan and manage surface waters on a watershed basis pursuant to Policies E-123 through E-129. To accomplish this goal, water should not be diverted from one watershed into another, nor from one drainage basin into another, unless no other reasonable alternative is available for managing surface water run-off within the same watershed and drainage basin. Where such diversions are permitted, King County will require such environmental analysis and mitigation as is needed to protect surface water resources from significant adverse impacts.

- F-261** In the Urban Growth Area, regional and shared surface water management facilities should be encouraged to support infill development to preclude the need for individual on-site facilities, provide development incentives, encourage efficient use of land, and reduce overall facility maintenance costs. These facilities should be planned and financed through public and private partnerships.
- F-262** Regional and shared stormwater facilities should be funded through an adequate and equitable funding mechanism. Stormwater facilities required of new development should be designed and built for low-cost, long-term maintenance.
- F-263** King County should work cooperatively with other jurisdictions to develop and implement plans and programs that address the proper treatment and/or disposal of the wastes generated from maintenance of stormwater facilities.
- F-264** King County should work with jurisdictions to identify and agree upon regional and local storm and surface water management responsibilities and agree on the division of storm and surface water management service provision.

L. Floodplain Management

Both the Washington State Growth Management Act (chapter 36.70A RCW) and Title 86 RCW, Flood Control require interlocal consistency and coordination for effective floodplain management. Counties have been directed to prepare comprehensive floodplain management plans with participation of the cities. Under the King County Countywide Planning Policies (CPPs), comprehensive floodplain management plans, regulations, and programs within all jurisdictions in any of the major river basins in King County must be consistent with the King County Flood Hazard Reduction Plan. As such, King County is a regional service provider for floodplain management.

- F-265** King County should participate with cities to prepare, update and implement comprehensive flood hazard reduction plans that meet or exceed standards established by the National Flood Insurance Program.
- F-266** King County shall maintain a regional flood warning program for the major river basins in King County.
- F-267** Maintenance of flood protection facilities on the mainstem rivers in King County should reflect a prioritized approach, based upon the Flood Hazard Reduction Plan policies, within available funding levels. Additional funding sources and partnerships in support of maintaining and improving flood protection facilities should be sought whenever possible.

III. Energy & Telecommunications

Energy and electronic communications systems are important public services that must be coordinated with land use planning. King County's economy and quality of life depend on readily available energy and telecommunications resources. Efficient use of energy resources can minimize long-term costs to the individual and to society.

One or more local, state or federal agencies regulate retail energy providers in King County. Gas and electric utility resource and conservation plans are approved by other agencies through a public process. The Washington Utilities and Transportation Commission (UTC) reviews and accepts plans of private electric and gas utilities, and the Seattle City Council approves the plans of Seattle City Light. Electric and gas utilities operate in King County under franchises with the county for use of the public right-of-way. The UTC also defines the costs that private utilities can recover, approves rates, sets service standards and resolves customer complaints. However, unregulated firms responding to market conditions may develop many new electricity resources.

Telecommunications services are regulated by several entities, including the Federal Communications Commission and the Washington Utilities and Transportation Commission. King County has some regulatory authority over telecommunications services through franchises and the development approval process.

A. Energy

1. Consistency with Land Use Plans

State law mandates that electric and gas public service companies provide the same level of service on a uniform basis, regardless of location. (RCW 80.28.110). Policies in this chapter encourage the utilities to prioritize capital improvements in a manner consistent with land use.

Disruption of traffic due to public and private road projects frequently occurs in King County. Policies in this chapter support existing programs to notify utilities of upcoming projects to build, expand, or maintain county roads so utility and road construction can be coordinated.

Distribution systems for gas, electric and telecommunications installation in new construction now have separate permits. Permit consolidation is desirable as a means to expedite review while protecting the environment. Countywide Planning Policy ED-23 encourages jurisdictions to establish a master utility project.

F-301 Energy providers' resource and facility plans should be consistent with the King County Comprehensive Plan and should provide for a reliable source of energy in the event of natural disaster or other potential threats of disruption to service.

F-302 King County should coordinate public road construction and maintenance projects with utility construction and maintenance.

2. Conservation and Alternative Energy Sources

King County Countywide Planning Policy CO-6 states that "aggressive conservation efforts shall be implemented to address the need for adequate supply for electrical energy and water resources, protect

natural resources, and achieve improved air quality." King County has a continued commitment to energy conservation, use of renewable resources and quality enforcement of the energy code.

Solar features in building design can be cost effective in the Pacific Northwest. Solar energy is renewable, clean and reduces the use of fossil fuels. King County encourages the use of both passive and active solar energy use through subdivision and building design.

Gas and electric utilities offer low-income energy assistance programs. All feasible actions to increase the availability of conservation measures to low-income residents should be pursued, such as public-private cooperation and combining existing rehabilitation efforts with installation of energy efficiency measures.

- F-303 Efficient energy consumption, conservation, the use of renewable technologies, and energy responsible land use decisions should be a priority in King County. King County promotes the maximum use of energy conservation and renewable energy resources now, while leaving options for increasing conservation and renewable technologies in the future.**
- F-304 To implement the Countywide Planning Policy of aggressive conservation and promotion of regional air quality, King County should:**
- a. Effectively enforce the energy code as part of the general permit process;**
 - b. Provide density incentives through the zoning code for energy-efficient developments;**
 - c. Continue to improve the fuel efficiency and emissions of the county-owned fleet of motor vehicles;**
 - d. Work with utilities to become a model of energy efficiency in facilities owned or operated by Metropolitan King County; and**
 - e. Seek cost-effective ways to capture energy from county operations which otherwise would be lost, such as methane gas from landfills and sewage treatment.**
- F-305 King County shall continue to explore methods of reusing or marketing methane gas from its sewage treatment plants, and shall explore the feasibility of expanding these methods to the methane gas produced at its landfills.**
- F-306 King County encourages the use of solar energy and should protect solar access.**
- F-307 King County should expand the availability of energy efficiency measures to low-income residents.**

3. Electric Utilities

The four-state Northwest Conservation and Electric Power Plan of the Northwest Power Planning Council provides a blueprint for the development of electricity resources. Bonneville Power Administration and other federal agencies, the region's utilities, state and local government, private businesses and the people of the Northwest all participate in implementing the Council's goals. Electric utilities serving King County include Bonneville Power Administration, Seattle City Light, and Tanner Electric Cooperative. Puget Sound Energy provides both electricity and natural gas service.

Hydropower is the largest single source of our existing electrical power, with the county's major suppliers located outside King County. These include the Grand Coulee, North Bonneville and Ross Dams. Federal and state approvals for hydroelectric dams are difficult and time-consuming to acquire, making hydropower a small part of projected new regional power-generating resources.

Existing hydropower facilities in King County include Snoqualmie Falls, Cedar Falls, Twin Falls, Weeks Falls, and Black Creek. Proposed projects include expansion of Snoqualmie Falls and new facilities at South Fork Tolt River, Hancock Creek and Calligan Creek (both are tributaries of the North Fork

Snoqualmie), the Upper South Fork Snoqualmie and Martin Creek near Stevens Pass. Few additional projects beyond these listed are expected to be built in King County.

The Federal Energy Regulatory Commission licenses such projects, but in doing so must consider existing plans and policies of public and private jurisdictions. While power generation benefits the public, care must be taken to ensure that small hydroelectric projects are constructed in an environmentally sound manner, directing new, small hydropower facilities, for example, to streams that do not have anadromous fish. Construction and operation must also be consistent with the intended functions and uses of forestlands, where most small hydroelectric projects are located.

Gas-fired combined cycle combustion turbines are expected to dominate new resource additions. These facilities typically fall below the size threshold for the Energy Facilities Site Evaluation Council's siting process. While these facilities have a relatively small physical footprint and are relatively clean, they do pose potential threats to local air and water quality.

- F-308** **To address the cumulative effects of multiple energy facilities, King County should continue to participate in the licensing and relicensing processes for all existing and proposed small hydroelectric projects within King County. Individual project reviews should address consistency with designated land uses and environmental protection goals. Specifically, hydroelectric projects should:**
- a. Not significantly interfere with commercial forestry operations;**
 - b. Be located and operated in a manner such that impacts to salmonid fish and wildlife are minimized;**
 - c. Avoid unstable and erosion-prone areas;**
 - d. Include performance bonding to fund erosion control;**
 - e. Provide full mitigation for construction and operation impacts;**
 - f. Avoid, to the extent practicable, diminishing scenic values; and**
 - g. Incorporate adequate public safety measures.**
- F-309** **King County and the utilities should identify and preserve corridors to accommodate future electric power transmission and distribution lines. Corridor designation should include:**
- a. Identification of appropriate shared uses and recognition of the values provided by nonutility uses, such as recreation;**
 - b. Recognition of county roads as utility corridors; and**
 - c. Evaluation of proposed facility plans on a system-wide basis, rather than project-by-project.**
- F-310** **When new, expanded or upgraded transmission is required, use of existing corridors that have above-ground utilities should be evaluated first. King County should facilitate appropriate corridor sharing among different utility types and owners.**
- F-311** **New electrical distribution lines should be installed underground where reasonably feasible and not a health or safety concern. The county should encourage underground placement of existing distribution lines through such tools as local improvement districts.**

Public concern exists over the potential health effects of electrical power lines. The concern focuses on the effects of extremely low level electromagnetic fields, called ELF/EMF or simply EMF. Seattle-King County Department of Public Health currently responds to inquiries from citizens about EMF and keeps abreast of current research. The following policy recognizes the inconclusive nature of the data concerning EMF and the need to have an informed citizenry through public disclosure of available research about the potential health risks. Scientific evidence to-date does not support firm conclusions about the existence of adverse health effects related to EMF.

- F-312 King County will monitor scientific research on potential human health effects of extremely low frequency electric and magnetic fields (EMF). If federal or state agencies promulgate rules to reduce exposure to EMF — through changes in the use of appliances, construction practices, the location of electrical infrastructure or other activities — the county shall inform its citizens and take appropriate actions.**

4. Natural Gas

The most thermally efficient use of natural gas is in "direct applications." For example, to heat homes and businesses, the use of natural gas can reduce the demand for additional electricity. The choice of fuel shall be based on market conditions, with the customer comparing various fuels. Many homes and businesses in King County do not have the choice of natural gas, however, even within the Urban Growth Area.

Other factors that currently limit natural gas availability include state utility regulations, building and plumbing codes, and rebate programs that favor electric heat. Because of these barriers, most multifamily housing is built with electric heat, a significant consideration given that they represent a large share of projected new housing units in urban King County.

- F-313 King County should work to remove barriers to the availability and efficient use of natural gas.**

5. Hazardous Liquid and Gas Transmission Pipelines

Hazardous liquid and gas transmission pipelines, as defined by RCW 81.88.040 and WAC 480-93-005, consecutively, provide a vital service of transporting hazardous materials from one location to another. Long-distance transmission pipelines move a variety of hazardous materials, including crude oil, petroleum products, natural gas and hazardous liquids, such as anhydrous ammonia. Pipeline rupture or failure can result in release of these materials, which are highly flammable, explosive or toxic. The policies in this chapter identify public values and goals to assure that the transmission of hazardous materials by pipeline address public health and safety.

The Federal Energy Regulatory Commission (FERC) regulates the location, construction and operational conditions of interstate natural gas pipelines through its certification process. The state and federal government regulate the location, construction and operational conditions of hazardous liquid and intrastate gas pipelines through the Energy Facility Site Evaluation Council (EFSEC). In its review of pipeline applications, however, EFSEC must determine whether the pipelines are consistent with county land use plans and zoning codes. Thus, King County's authority to regulate the location of pipelines is through the comprehensive plan and development regulations.

- F-314 King County recognizes that federal and state regulatory programs govern the design, construction, and operation of hazardous liquid and gas transmission pipelines. To preserve the safety and reliability of the hazardous liquid and gas transmission pipeline system, land use, zoning and regulations shall be consistent with state and federal requirements.**

- F-315 Any new hazardous liquid and gas transmission pipelines proposed for construction in King County shall meet the county's development regulations, including but not limited to, King County's zoning code, building code, grading code, and shoreline management code.**

King County anticipates that few new hazardous liquid or gas transmission pipelines will be constructed in the near future. However, as existing pipelines age and the relationship between resources, refineries and markets changes over time, new pipelines will need to be constructed. Hazardous liquid and gas transmission pipelines are best constructed away from locations where large numbers of people assemble. King County recognizes however, that under some circumstances, new gas transmission

pipelines may need to locate in densely populated areas as the only practical alternative to meet the demand for service.

- F-316** **New hazardous liquid and gas transmission pipelines should be located away from high-density residential zones, Urban Activity and Business Centers, Office Parks, sports fields, schools and day care centers or other land uses where large numbers of people would assemble.**
- F-317** **When new, expanded or upgraded hazardous liquid or gas transmission pipelines are required, use of existing corridors should be evaluated first. King County should facilitate appropriate corridor sharing among different utility types and owners.**
- F-318** **Hazardous liquid and gas transmission pipelines should not be located in areas susceptible to soil disturbance or liquifaction or in aquifer recharge areas. When it is impractical to avoid such areas, special engineering precautions should be taken to protect public health, safety and welfare.**

It is essential to map the location of existing hazardous liquid and gas transmission pipelines within King County so that developers know where they are and whom to call for information before construction begins. Accurate maps will assist King County in reviewing land use applications for land uses located near pipelines.

- F-319** **King County should map the location of existing and new hazardous liquid and gas transmission pipelines. Maps shall not substitute the one-call locating system and shall not be used for any construction or maintenance activity.**

Risks to life and property can be minimized by keeping land uses a safe distance from hazardous liquid and gas transmission pipelines. Pipelines transport a variety of materials, some of which flow under the force of gravity. While standard setbacks do not assure protection from materials that have the ability to migrate, setbacks may protect life and property from hazardous materials that are highly flammable, explosive or toxic. Limiting the allowable uses within pipeline rights-of-way can further reduce risks to life and property.

- F-320** **Structures designed for human occupancy shall not be located within hazardous liquid or gas transmission pipeline rights-of-way and should be set back from the pipeline to protect public health, safety and property. No structures shall be located over the pipeline.**
- F-321** **Land uses shall be restricted within hazardous liquid and gas transmission pipeline rights-of-way. Passive recreational uses, such as hiking trails, may be allowed if the risk to life and property is assessed and determined to be minimal.**

Pipeline failure can result from damage caused by excavation near existing pipelines. Many existing pipelines initially were constructed in less-populated areas with little development. As demand for land grows, the risk of conflict between existing pipelines and land development increases.

- F-322** **King County should promote the safety and reliability of the hazardous liquid and natural gas transmission pipeline systems by requiring developers, contractors, and excavators to notify the state, pipeline operators and utilities through the one-number locator service, before beginning excavation or construction.**
- F-323** **In the interest of safety and reliability of the hazardous liquid and natural gas interstate transmission pipeline systems, the county should take steps to protect and preserve the signs that mark pipelines.**

6. Natural Gas Distribution Systems

Natural gas pipelines fall into two major categories: gas transmission lines that transport natural gas from production fields to local distribution companies and distribution systems that deliver natural gas from transmission pipelines to retail customers. The federal government may define certain parts of the natural gas distribution system that serve large volume gas users as part of the transmission system. Distribution systems for transporting natural gas are fundamentally different from transmission gas pipelines and should be regulated based on their design, use and location.

Gas distribution systems are owned and operated by local distribution utilities. Such systems consist of the pipelines that deliver natural gas to end users together with intermediate supply lines. The distribution system is constructed incrementally, with addition of new segments and upgrading of existing lines in numerous small projects. The distribution system is a network that is primarily located in road rights-of-way, where service is available. Local distribution companies are subject to the comprehensive safety regulations administered by the Washington Utilities and Transportation Commission (WUTC) under state law and regulations and by the federal Office of Pipeline Safety under federal law and regulations. The rates and services of investor-owned utilities also are subject to comprehensive regulation by the WUTC under state law and regulations.

- F-324 King County recognizes that the gas distribution system is primarily located in road rights-of-way.**
- F-325 King County should promote the safety and reliability of the natural gas distribution pipeline systems by requiring developers, contractors, and excavators to notify the state, pipeline operators and utilities through the one-number locator service, before beginning excavation or construction.**
- F-326 In the interest of safety and reliability of the natural gas distribution pipeline systems, the county should take steps to protect and preserve the signs that mark pipelines.**
- F-327 Structures designed for human occupancy shall not be located within gas distribution pipeline rights-of-way and should be set back from the pipeline to protect public health, safety and property. No structures shall be located over the pipeline.**
- F-328 Permit requirements shall require excavators to ensure adequate protection of any facilities that are encountered during their work. This shall include but not be limited to adhering to the foreign facility owners requirements for separation and backfill, developing joint plans when drilling or boring parallel to foreign facilities, and potholing all facilities that will be crossed by drilling or boring.**

B. Telecommunications

1. Telecommunications

Telecommunication technologies are changing rapidly and will continue to change during the horizon of this plan. The future telecommunication system may make little distinction between cable, telephone and cellular. Telecommunication services include voice, data, video and other communication services on various mediums including, but not limited to, wire, fiber optic or radio wave. Effective telecommunications services are critical to citizens in several ways. They promote and enhance individual information exchange, contribute to a robust regional economy, and afford numerous public services, including delivery of emergency services, education and opportunities for citizen involvement.

- F-329 King County complies with the Telecommunications Act of 1996 and provides the widespread availability of telecommunication systems to facilitate communication**

between and among members of the public, public institutions and business in both the urban and rural areas.

- F-330** **Telecommunication services are to be encouraged as a means to mitigate the transportation impact of development and growth.**
- F-331** **Long-term planning for telecommunications construction, reconstruction and facility upgrades should include provisions to insure that the system's capacity, design and equipment will allow users to take advantage of innovative uses, services and technology.**
- F-332** **Telecommunication companies and the county should coordinate activities when facilities are being installed or road construction projects are scheduled.**
- F-333** **Long-term planning for telecommunications systems should allow uninterrupted service during natural disasters.**
- F-334** **Colocation of telecommunication facilities is encouraged to reduce the unnecessary proliferation of individual, single-user towers. Colocation shall be required unless an applicant can demonstrate to the satisfaction of the county that colocation on an existing tower is not feasible and not consistent with service quality and access.**
- F-335** **Although visual impacts are always an important consideration in the decision to approve or deny a proposal, King County shall give greater weight to the visual impacts of telecommunication facilities proposed to be located on residentially-zoned lands or in the Rural Area. In addition, the visual impacts of proposals for an individual tower with a single user shall be given greater weight than proposals to colocate facilities.**
- F-336** **King County considers the placement of telecommunication facilities within street rights-of-way as the preferred alternative to the construction of facilities on private property. Regulatory standards shall require placement in street rights-of-way, especially within residential neighborhoods and Rural areas, unless such a location is not feasible or not consistent with service quality and access.**

2. Cable Services

King County Ordinance No. 10159 dictates current policy for cable services. It states in part:

“ it is the County's policy to promote the widespread availability of cable service and diverse information to County residents and to encourage the development of cable systems and cable technology as a means of communication between and among members of the public and public institutions.”

The county's cable-related needs are expressed in the following policies:

- F-337** **Long-term planning for cable systems should include service to all areas of the county which meet the minimum density established in the cable company's franchise agreement and the county's Cable Television Ordinance.**
- F-338** **Cable companies should provide services that meet the cable-related needs and interests of all segments of the community, taking into account the cost of meeting such needs and interests.**
- F-339** **Cable companies should take affirmative steps to ensure that reasonable services are available regardless of income or the income of other people in the person's neighborhood.**

F-340 The goal of long-term cable planning should be a high-capacity, state-of-the-art system. Two-way capacity should be installed and activated. Cable systems should be interconnected to other communications systems. They should be designed to be "open"; that is, the systems should be usable by many, for a variety of purposes.

F-341 Public uses of the cable system should be expanded as the system is upgraded.

3. Internet Access

Rapidly changing technologies are providing opportunities for alternative work environments and lifestyles as more people transmit and receive information through the internet. While there is a growing interest in the use of computer technologies, few new developments are including high-speed internet access lines or home cabling. King County encourages private partnering between developers, builders and communication providers to expand the opportunities for access to the internet.

F-342 Developers should collaborate with major employers to create developments that facilitate and encourage telecommuting by installing high-speed internet lines during construction of the project.

F-343 Builders and architects should work with the telecommunication industry to design state-of-the art cable-ready homes and offices.

Chapter Eight

Community Plans

Though typically separate from the King County Comprehensive Plan, some community plan policies have been incorporated into the comprehensive plan. These policies apply to specific geographic areas of King County. The original community plan policy number appears in parentheses at the end of each policy.

Between 1973 and 1994 King County prepared community plans for 12 subareas of unincorporated King County. The first generation of community plans, substantially completed by 1984, were used to implement the county's 1964 Comprehensive Plan, and consisted of detailed land use policies, area zoning, and lists of capital projects (primarily roads and parks) for each planning area. The second generation of community plans, from 1985 to 1994, implemented many concepts of the 1985 King County Comprehensive Plan (for example low-density zoning for rural areas, resource lands and environmentally sensitive areas, higher urban residential densities, and development guidelines for major urban activity centers such as Kenmore) that were carried over to the 1994 King County Comprehensive Plan.

Under King County's pre-Growth Management Act (GMA) planning system, if a community plan conflicted with the comprehensive plan, the community plan governed. Under the GMA, the comprehensive plan prevails over "subarea" plans (RCW 36.70A.080(2)). The 1994 King County Comprehensive Plan spelled out the relationship between the comprehensive plan and community plans and directed the county to review community plans and repeal or revise them to eliminate conflicts. The county has reviewed the community plans adopted between 1973 and 1994 and determined that, while most community plans' policies are redundant (or in a few cases in conflict with the 1994 Comprehensive Plan), some are area-specific or issue-specific and should be readopted as part of the comprehensive plan.

Although the community plans (except for the Vashon Town Plan, West Hill, and White Center – see Section XIII) are no longer in effect as separately adopted plans, in many cases the published plan documents contain valuable historical information about King County's communities and other information that provides background for the policies listed below and for the portions of the local pre-GMA area zoning that remain in effect.

The following section contains those community plan policies that are readopted as part of the King County comprehensive plan, and community plan policies that have been amended through subarea plans. This section also contains policies that have been adopted subsequent to community plans, but are specific to individual community planning areas.

I. Bear Creek

The Bear Creek Community Plan became effective in February 1989, and directed most forecast growth into a concentrated area near the City of Redmond Watershed, first referred to as the "Novelty Hill Master Planned Developments." The rest of the Bear Creek Plateau was designated for a mixture of suburban and rural residential development. The 1994 King County Comprehensive Plan redesignated most of the planning area as rural. In 1995, some of the Bear Creek Community Plan's policies relating to the Novelty Hill Master Planned Developments (MPDs) were amended by Ordinance 11954. Also, the 1994 Comprehensive Plan refers to MPDs as Urban Planned Developments (UPDs). After the 1994 Comprehensive Plan's urban designation of the UPD sites was appealed and remanded to the county, the sites in question were redesignated for Fully Contained Communities (FCCs) as defined in the Growth Management Act, as well as UPDs (See policy R-104 in Chapter 3). The readopted policies for the most part address Novelty Hill and some area-specific transportation and trail issues.

- CP-101** **To provide a range of housing opportunities and accommodate a fair share of growth in Bear Creek, the Novelty Hill subarea should be designated an urban planned development (UPD) and fully contained community (FCC). This designation will be implemented by urban planned development. (BC-3)**
- CP-102** **Urban planned development will be permitted in the Novelty Hill subarea only when the following planning policies are met:**
- a. To protect existing wetlands, streams and wildlife habitat, urban planned development shall be consistent with the intent of King County ordinances, King County Comprehensive Plan policies and sensitive areas regulations. The design of the proposed development shall protect and preserve existing wetlands, streams and wildlife habitat by several methods including (but not limited to) minimizing alterations to the natural drainage features, maintaining water quality, preserving storage capacity, providing undisturbed unique/outstanding wetlands and undisturbed or enhanced buffers, restricting the number of stream crossings, and minimizing erosion and sedimentation. To achieve the intent of this policy it may be necessary to exceed the requirements of the King County wetland guidelines.**
 - b. A master drainage plan for the Novelty Hill subarea shall be approved by King County.**
 - c. New development adjacent to a unique/outstanding or significant wetland should preserve or enhance the wetland and provide an undisturbed buffer around the wetland adequate to protect its natural functions. Encroachments into significant wetlands may be allowed when no feasible alternative exists and enhancements are provided to replace the lost wetland functions; and**
 - d. Groundwater recharge areas should be identified and protected to ensure that groundwater resources are protected from potential pollution.**
 - e. To ensure that the existing road system in both King County and Redmond is not adversely affected, on-site and off-site traffic impacts shall be mitigated consistent with the Integrated Transportation Program (K.C.C. chapter 14.65).**
 - f. A project environmental impact statement (EIS) shall be required for all property proposed for urban planned development within the UPD development area. The project EIS shall address the full range of public services necessary to serve urban development on Novelty Hill. The EIS shall include the cost of these services, the financial responsibility of the developer(s) and affected**

- jurisdictions, and the method of phasing development to coincide with availability of these public services.
- g. Since the remainder of residential land in Bear Creek will either be recognized as existing one-acre neighborhoods or designated as rural areas, all improvements to public facilities, including but not limited to road construction and sewers, shall be financed by the UPD developers provided the impacts are the result of UPD developments or according to a fair-share formula agreed to by affected parties.
 - h. A full range of housing densities, types and prices including housing for low-, moderate-, and medium-income groups shall be included in the UPD. The mix of single-family and multifamily housing in the UPDs shall approximate the existing county housing stock mix.
 - i. Urban planned development shall maintain and keep open for public use identified major equestrian and hiking trails.
 - j. Urban planned development shall provide active recreation facilities that adequately serve the needs of future residents and employees.
 - k. Urban planned development shall provide a minimum of 25% open space in addition to the preservation of all surveyed wetlands.
 - l. The Novelty Hill urban planned development area shall contain an urban activity center, which includes a commercial center to provide for the everyday shopping needs of the planned UPD population.
 - m. The activity center shall also contain a business park of sufficient size to provide a diversity of employment opportunities and a balance of jobs and households for the UPD area.
 - n. In order to preserve opportunities for a variety of employment types in the business park areas, retail development in freestanding buildings should be excluded. Up to 10% of gross floor area in business park buildings may be planned for retail uses, such as restaurants and business services, to serve business park employees.
 - o. Development conditions for the shopping and business park areas should encourage high quality development and site design.

The area will revert to rural if UPD development is denied or not pursued. If the UPD area reverts to rural, the zoning shall be RA-5. (BC-4)

- CP-103 Sewer facilities necessary to serve urban planned development on Novelty Hill are planned, designed and constructed to serve only such development and are prohibited from serving nearby surrounding low-density urban and rural areas. Proposals to extend sewer service or expand urban development outside the Novelty Hill subarea are not appropriate and are inconsistent with the purpose of the King County Comprehensive Plan. (BC-5)
- CP-104 The Novelty Hill urban planned development or fully contained community shall contain a commercial area of sufficient size to serve the future residents and employees. (BC-17)
- CP-105 The natural drainage systems of Bear, Evans, and Patterson Creeks should be restored, maintained, and enhanced to protect water quality, preserve existing aquatic habitat, reduce public costs, and prevent environmental degradation. Public improvements and private developments should not alter natural drainage systems without mitigating measures which eliminate increased risk of flooding and erosion, negative impacts on water quality, and loss on aquatic or riparian habitat. (BC-32)

- CP-106** An undisturbed corridor wide enough to maintain the natural biological and hydrological functions of streams should be preserved in all new development in the Bear Creek Planning Area. (BC-34)
- CP-107** Bear, Evans, and Patterson Creeks and their tributaries should be protected from grazing animal access in order to: 1) reduce water quality degradation from animal wastes, 2) reduce bank collapse due to trampling, and 3) allow shading vegetation to reestablish along stream banks. (BC-35)
- CP-108** Streams channeled in the Bear, Evans, and Patterson Creek drainages should not be placed in culverts unless absolutely necessary for property access. To reduce disruption to streams and their banks, bridges should be used for stream crossings, and crossings should serve several properties. When culverts are required, oversized culverts with gravel bottoms that maintain the channels' width and grade should be used. (BC-38)
- CP-109** New development should rehabilitate degraded stream channels and banks in the Bear, Evans, and Patterson Creek drainages to prevent further erosion and water quality problems. Where conditions permit, the banks and channels should be restored to a natural state. (BC-39)
- CP-110** Unique or significant wildlife should be identified and preserved. Development plans should identify significant wildlife habitat and should locate buildings, roads, and other features on less sensitive portions of the site. These considerations may result in a reduction in density from that otherwise allowed by zoning. (BC-40)
- CP-111** The Bear and Evans Creeks' watersheds have been designated as critical areas for protection of the aquatic resources and human health. The following surface water management activities should be promoted.
- a. Appropriate and reasoned changes in land use policies and regulations may be evaluated during the preparation of the Bear/Evans Creeks Basin Plan.
 - b. Ensure adequate field inspection of land development activities.
 - c. Implement a public information program to promote water resources and stream channel protection.
 - d. The Bear and Evans Creeks Basin Plan shall develop recommendations for water quality monitoring and recommended methods for citizen input and evaluation to assess the success of the county's policies and regulations pertaining to this planning area. (BC-41)
- CP-112** Mitigation of traffic impacts to the City of Redmond arterial system will be accomplished through the interlocal agreement process. The Avondale arterial corridor study recommendations shall be used as a basis for traffic mitigation requirements for both city and county development affecting the corridor.
- Mitigation shall preserve the operational integrity of the corridor and maintain existing local access. The primary arterial corridor between the Novelty Hill urban area and SR-520 should be located and designed to encourage transit and ride-sharing alternatives to single-occupant vehicle travel.
- Transportation planning of new facilities and management of the transportation system should be coordinated with current and forecast needs of the East Sammamish and Northshore planning areas, adjacent areas of Snohomish County, and with the cities of Redmond and Kirkland, and should be a cooperative effort of the affected jurisdictions. Phasing of Bear Creek and Redmond development should

be strongly linked to the provision of adequate transportation facilities and travel demand management programs. (BC-45A)

- CP-113 Establishment of new rights-of-way and acquisition of additional right-of-way in existing corridors should emphasize protection of natural systems and adequate buffering of existing and potential residential development. (BC-47)

- CP-114 Road improvements in Cottage Lake, Ring Hill, Ames Lake, Union Hill, and the rural areas should incorporate design features such as grass-lined swales to minimize surface water disruption and to protect and enhance water quality. (BC-49)

- CP-115 196th Avenue Northeast ("Red Brick Road") between Union Hill Road and Redmond-Fall City Road (SR-202) is a historic road and should be preserved by restoring its brick surface, limiting vehicular loads and speeds, and prohibiting access to commercially-zoned properties to the west. Access to these properties should be provided by other existing roads and by a new north-south road connecting Union Hill Road and 185th/187th Avenues Northeast. (BC-50)

- CP-116 Park-and-ride and park-and-pool lots should be developed in Redmond, Cottage Lake, Ring Hill, Ames Lake, and Union Hill to provide focal points for transit and ride sharing. Park-and-pool lots should be located in rural areas along major commuting corridors such as SR-202, Redmond-Fall City Road, Novelty Hill Road, and Woodinville-Duvall Road. (BC-52)

- CP-117 The Northwest Gas Pipeline and Puget Sound Power Line should be established as regional trails in Bear Creek to tie in with the East Sammamish planning area and to connect with the King County Tolt Pipeline Trail and the Snoqualmie Valley Trail. (BC-61)

- CP-118 When the development of property occurs in Bear Creek, adequate rights-of-way should be provided for trail use. Trails should connect to existing and proposed schools, parks, riding stables, and recreation areas. (BC-62)

II. East Sammamish

The East Sammamish Community Plan was adopted in December 1992. The East Sammamish Community Plan Update became effective in June 1993. Most of the planning area was designated for urban development, but important rural areas included Happy Valley, Grand Ridge and the eastern edge of the Sammamish Plateau. For the most part, the 1994 King County Comprehensive Plan reaffirmed the land use designations of the East Sammamish Community Plan Update. The major changes from the community plan occasioned by the 1994 Comprehensive Plan were replacement of the "urban reserve" approach to growth phasing with the service and finance strategy outlined in the 1994 Comprehensive Plan and designation of a portion of Grand Ridge for urban growth. Most of the readopted policies address drainage, transportation and road design.

- CP-201** **For all new development, increased standards for retention/detention, water quality facilities, and monitoring shall be considered, adopted and implemented as appropriate within the areas identified in surface water management basin planning and reconnaissance study areas. (NE-1)**

- CP-202** **As new roads are built and existing roads widened, special consideration shall be taken to create or retain the aesthetic character of the area through the use of vegetated buffers that utilize native vegetation. (NE-3)**

- CP-203** **Control mechanisms equal to or more effective than those adopted by Ordinance 9365 limiting or removing phosphorus and other non-point source pollutants from water bodies should be established and implemented as special requirements in area-specific basins plans to provide added protection to streams, lakes, wetlands. The Lake Sammamish Water Quality Management Project Report and, upon their adoption, the Issaquah Creek and East Lake Sammamish Basin and Non-point Source Control Plan, the Pine Lake Management Plan and the Beaver Lake Management Plan recommendations should be implemented to protect water bodies from non-point source pollution. (NE-7)**

- CP-204** **Development shall protect wildlife through site design and landscaping. New development within or adjacent to the wildlife habitat network should incorporate design techniques that protect and enhance wildlife habitat values. (NE-10)**

- CP-205** **All golf course proposals shall be carefully evaluated for their impacts on surface and groundwater quality, sensitive areas, and fish and wildlife resources and habitat. (NE-11)**

- CP-206** **Water used for irrigating golf courses should come from nonpotable water sources wherever possible. Use of natural surface water sources, such as streams, should be avoided due to impacts on fish and other wildlife habitat. A water conservation plan shall be submitted with golf course applications which should address measures such as the use of drought-tolerant plant species. (NE-12)**

- CP-207** **The Patterson Creek Basin currently provides highly-productive aquatic habitat. Urban development within this basin should be conditioned to protect this resource by minimizing site disturbance, impervious surfaces and disturbances of wetlands and streams. (No Community Plan Policy Number)**

- CP-208** The Northwest Pipeline office and maintenance shop is an existing use and is recognized by this plan as providing a needed service to the area. This 6.5 acre site may redevelop for pipeline utility and/or school bus base uses exclusive of major maintenance functions that are compatible with the surrounding rural development and agricultural uses. Redesignation of additional properties in the immediate vicinity of Northwest Pipeline for manufacturing park uses or other urban uses shall not be permitted. (CI-13)
- CP-209** New developments should be designed and constructed with an internal road system which includes a Neighborhood Collector linking with existing or planned adjacent developments, creating a complete Neighborhood Collector circulation system and such linkage should be designed to ensure safety of local streets. Through traffic on local access streets should be discouraged. (T-9)
- CP-210** Metropolitan King County Government should establish park-and-ride facilities in the East Sammamish Community Planning area. Park-and-ride facilities should be built along 228th Avenue and/or adjacent to I-90 and SR-202. The park-and-ride lots should be sited adjacent to and connect with existing or proposed community or neighborhood centers or within the employment center located around the intersection of E. Lake Sammamish Parkway and SE 56th Street. Establishment of a site near, but to the north of, I-90 should be high priority response to current and anticipated I-90 access problems. (T-13)
- CP-211** Consistent with the King County Open Space Plan, the county shall encourage establishment of an open space system in East Sammamish and give priority to protecting recreational, cultural and natural and sensitive areas such as shorelines, aquifer recharge areas, wildlife habitat, historic properties, archaeological sites, scenic vistas and community separators or greenbelts. The county may require lot clustering within or adjacent to open space areas; linkages between open spaces and may provide density bonuses or incentives to developers who preserve significant open space or establish trails beyond usually applied mitigation. (P-11)
- CP-212** Urban separators should be established to provide visual relief from continuous development, provide important linkages for wildlife habitat, and maintain a visual separation between distinct communities. (P-17)
- CP-213** There are areas within the urban separators that are especially suitable for trail connections for recreational use by present and anticipated population. King County should develop a trail and/or parks system utilizing the preserved open space within the urban separators. (P-18)
- CP-214** When the development of properties occurs in the East Sammamish planning area, public access or easements should be required to complete the development of a local trail system for those areas where existing trails have historically been used by the public, or where the King County Open Space Plan identifies proposed trail alignment for regional and local trails. The Parks Division shall review the application during the development review process. (P-23)

III. Enumclaw

The Enumclaw Community Plan and Area Zoning were commenced in 1986-87 and adopted in June 1990. The community plan refined boundaries between the Enumclaw Plateau's Agricultural Production District and abutting Rural Areas and Forest Production District, and designated the Urban Growth Area agreed to by King County and the City of Enumclaw. The 1994 King County Comprehensive Plan reaffirmed the Enumclaw Community Plan's land use designations.

- CP-301** **All development within 660 feet of the top of the Green River valley walls should be conditioned to avoid adverse impacts on the environment and risks to life and property. (EN-12)**
- CP-302** **King County should work with landowners on either side of SR-410 east of the City of Enumclaw to protect the scenic qualities of this highway corridor. (EN-22)**
- CP-303** **King County should work with Washington State Parks and Recreation Commission and landowners on either side of the Green River Gorge to protect the scenic qualities of the Green River Gorge conservation area. (EN-23)**

Enumclaw's expansion area, like that of other rural cities, is shown on the King County Comprehensive Plan Land Use Map.

- CP-304** **King County should work with the City of Enumclaw to establish an agreement guiding future annexations, including but not limited to the following elements:**
- a. Commitment from the city to extend and maintain public services to the area, including police, fire, transportation, sewer, water, storm water management and general government services.**
 - b. Commitment from the city to provide a variety of residential development at an overall density for unconstrained land of at least four to eight units per acre.**
 - c. Commitment from the city that the extension of public services to meet the needs of future residents will maintain service levels to existing city residents.**
 - d. Commitment that the city will continue environmental protection for sensitive areas, (including but not limited to flood plains, steep slopes, wetlands, seismic and landslide hazard areas) at or above King County standards.**
 - e. Commitment from the city to use measures to buffer or protect abutting forest or agriculture resource lands.**
 - f. Commitment that the city will provide protection of historic sites and areas equal to the county's Historic Preservation Ordinance.**
 - g. Commitment by King County to consult with the city on public improvement standards, such as local road standards, drainage control requirements and transportation standards that will apply to development in expansion areas.**
 - h. Commitment by King County to notify the city of development proposals in the expansion area and to consult with the city to condition development approvals to mitigate adverse impacts on city services and to implement city plans, policies and standards.**
 - i. Commitment by King County to notify the city of development proposals in an impact area, which includes all lands within a one-mile radius of the expansion area, and to consult with the city where applicable to condition development approvals to mitigate adverse impacts on city services.**

- j. Agreement on which jurisdiction will have responsibility for parks, roads, storm water or other public facilities after annexation. (EN-40)

- CP-305 Access to state park lands should be designed to minimize adverse traffic impacts on the Southeast Green Valley Road. (EN-56)
- CP-306 Any expansion of aircraft runway or hangar capacity in the Enumclaw planning area should be concentrated on or near the existing Enumclaw airport. Existing legally approved landing strips associated with low-density residential developments, such as Evergreen Sky Ranch, shall not be expanded. (EN-60)
- CP-307 Redevelopment of the Enumclaw landfill site should be subject to studies to assure public health and safety. If these studies determine that there is no threat to public health and safety the site's rural designation may be changed to accommodate a public use such as a park or other facility without an amendment to the King County Comprehensive Plan. (EN-71)

IV. Federal Way

Work on the Federal Way Community Plan and/or amendments occurred from 1972 to 1975, 1977 to 1980, and 1984 to 1986. Federal Way was part of the first generation of community plans in the county that were adopted separately from their implementing area zoning. After these experiences, the county decided to adopt both together to avoid going through essentially the same decisions twice for each community. The City of Federal Way incorporated in 1990, removing most of the planning area from the county's jurisdiction. None of the Federal Way Community Plan or its amendments are readopted.

V. Highline

Highline has one of the longest histories of any community planning area. Between its original adoption in 1976 as the "SeaTac Communities Plan" and adoption of the 1994 King County Comprehensive Plan, the Highline Community Plan has been updated or amended 13 times, and has been partially or wholly replaced by plans for smaller areas within Highline (e.g., West Hill, Burien Activity Center, White Center Community Action Plan, and SeaTac). The City of SeaTac incorporated in 1990, the City of Burien incorporated in 1993, and numerous portions of the planning area have been annexed by Tukwila and Des Moines. Although the planning area as a whole has grown slowly since 1970, the incorporations and annexations have resulted in a massive decrease in the unincorporated area population (down over 38 percent between 1990 and 1994).

None of the Highline Community Plan is readopted with the exception of West Hill and White Center which were adopted in 1994 as part of the comprehensive plan but published separately. (See Section XIII.)

VI. Newcastle

The Newcastle Community Plan commenced in 1978 and was adopted in May 1983. The final adopted plan designated three sites for Master Planned Developments (MPDs), but stipulated that only two MPDs could occur without an update of the community plan. One MPD was approved by the county in the late 1980s. Bellevue annexed Factoria and Newport Hills in 1993 and the City of Newcastle was incorporated in 1994, so the noncity portion of the planning area's population fell 13 percent between 1990 and 1994 even though the whole planning area is forecast to grow almost 18 percent between 1994 and 2010. The planning area also includes some areas designated Rural by either the 1985 or 1994 King County Comprehensive Plans.

- CP-601 King County supports the nomination of the Odd Fellows Cemetery and counterbalance right-of-way to the National and State Registers of Historic Places. (N-33)**
- CP-602 Limit grazing animal access to May Creek and its tributaries in order to 1) reduce water quality degradation from animal wastes, 2) reduce bank collapse due to animals' hooves, and 3) allow shading vegetation to reestablish along stream banks. (N-41)**
- CP-603 May Creek is acknowledged as a regional asset and should be protected. Thus, King County shall not increase zoning density on lands that drain into May Creek (i.e. the May Valley Basin) without first determining and implementing surface water runoff mitigation necessary to control flooding and siltation in May Creek.**

VII. Northshore

The Northshore planning area has been one of King County's faster-growing planning areas. The first "Northshore Communities Development Plan" began in 1972-73 and was adopted in August 1977. Almost immediately the Northshore Community Plan Revision Committee was established, and the "Revised Northshore Community Plan" was adopted in 1981.

The latest Northshore Community Plan Update began in July 1988 and was adopted in February 1993. During 1993, the newly incorporated City of Woodinville assumed jurisdiction within its territory. Portions of the planning area have been annexed by Bothell, Kirkland and Redmond. Kenmore, a significant unincorporated activity center, became a city in August 1998.

- CP-701** The north and east slopes of Norway Hill have an established neighborhood character and limited future development potential. They are, therefore, designated low density urban, 1 home per acre. King County recognizes that extensive steep slopes and erosive soils at the top of Norway Hill (above the 300-foot elevation mark) warrant lower residential densities. (E-10)
- CP-702** The undeveloped area to the south of Metro's Brickyard Park and Ride lot should retain its office-only designation in recognition of its proximity to a major transportation corridor and the need for increased employment opportunity in proximity to planned high-density residential areas. (E-13)
- CP-703** King County, Snohomish County, the City of Bothell, and the City of Woodinville should work on specific areas of mutual concern, such as the Swamp Creek and Daniels Creek drainage basins, the SR-527 transportation corridor, the proposed regional facilities of the University of Washington, and the future expansion of the City of Bothell. (E-25)
- CP-704** Swamp Creek provides important wildlife habitat and serves as an urban separator between Kenmore and Bothell. To protect the Swamp Creek corridor, no development should be allowed in the Swamp Creek floodplain. Residential development shall be clustered away from the tributary, as defined in the area zoning. (R-7)
- CP-705** Significant vegetation is a diminishing resource in the Northshore community. Significant vegetation contributes significantly to environmental quality, neighborhood character, and the quality of life in Northshore. All new residential development shall retain significant existing vegetation. Native vegetation should be utilized wherever possible. (R-17)
- CP-706** New development must provide pedestrian connections to off-site facilities such as existing trails, walkways, community facilities and services, transit, schools and surrounding residential neighborhoods. Pedestrian links should be provided internally in all new residential development. Bicycle and equestrian links should be provided where possible. (R-19)
- CP-707** King County recognizes the importance of existing mobile home parks in providing affordable housing options. Mobile home parks outside of the Woodinville and

Kenmore commercial core areas are designated for mobile homes park uses, and shall be zoned appropriately.

King County shall continue to examine the feasibility of funding and developing a replacement mobile home park in north King County for displaced mobile homes on county-owned or privately owned sites.

King County should develop interlocal agreements with the cities of Bothell, Redmond, Kirkland, Woodinville and Kenmore for joint development of replacement parks to accommodate mobile home owners if they are displaced from mobile home parks within cities. (R-21)

- CP-708** Roadway improvements addressing the transportation needs in the Sammamish Valley from the South Woodinville bypass to northeast 124th Street should carefully preserve the rural character of the valley as indicated by this and other adopted land use plans. Incorporating roadway design characteristics, such as tree windbreaks and shoulders instead of curb and gutter, will enhance this rural atmosphere. Access from adjacent properties to the proposed Willows Road extension shall be discouraged. Where access is necessary from adjacent properties, access shall be consolidated. (T-11)
- CP-709** King County should improve motorized and nonmotorized transportation circulation east and west across the I-405 corridor to provide relief in the congested Totem Lake and Kingsgate areas. The county should also cooperate with other jurisdictions. (T-12)
- CP-710** Transit improvements and HOV treatments on I-405 and SR-522 should be given highest priority. This may include developer contributions to these improvements as part of the development review process. (T-25)
- CP-711** Transportation projects in Northshore should incorporate bicycle friendly design, utilizing a variety of design techniques appropriate to the particular project and right-of-way characteristics, including, but not limited to, bicycle lanes, wide outside travel lanes, paved shoulders, bicycle sensitive signal detectors, and appropriate signing. Existing bicycle facilities should be preserved or enhanced when general road improvements are made. Secure parking for bicycles should be provided at activity centers throughout Northshore. (T-33)
- CP-712** Pedestrian and bicycle linkages are encouraged and should be planned. There should also be a link for equestrian uses from Hollywood Hill and NE 171st Street to the Sammamish River trail in the vicinity of the South Woodinville CBD bypass. (W-14)
- CP-713** Protection of natural vegetation coverage at levels sufficient to moderate surface water runoff and erosion and to protect the integrity of stream channels should be required through special zoning requirements, critical drainage basin requirements, or countywide ordinance. When revegetation is required, appropriate native vegetation should be used. (NR-4)
- CP-714** Until such times as the Sammamish River Basin Plan is adopted, special attention should be given to the Reconnaissance Report #10 during the development review process. The comprehensive plan land use map should be amended, if analysis through the Sammamish River Basin Plan indicates a need to modify adopted land uses in order to protect water resources of the Sammamish Basin. (NR-8)

- CP-715** Unique geologic conditions in Northshore have resulted in hillsides that have a high risk of large scale erosion. Increased on-site retention/detention requirements in areas drainage over steep and erosive slopes should be adopted and implemented as special zoning requirements. (NR-9)
- CP-716** A community-wide trail system for pedestrians, equestrians, and bicyclists should be developed. This trail system should connect regional trails with local trails and walkways. (P-6)
- CP-717** When the development of properties occurs in the Northshore Planning Area, public access or easements should be required to complete the development of a local trail system. Adequate right-of-way should be provided for trail use. To ensure that the provision of trail corridor right-of-way does not result in a reduction in the number of permitted building lots, the area within the trail right-of-way, not otherwise credited as part of a road right-of-way dedication, should also be credited toward the lot area of any proposed development. Trails should connect to existing and proposed schools, parks, riding stables, recreation areas and neighborhoods. (P-9)
- CP-718** King County should work closely with other jurisdictions and public agencies to seek appropriate trail links between elements of the open space system including, but not limited to the Burke-Gilman trail, Sammamish River trail, and the Tolt Pipeline Trail. (P-10)
- CP-719** Existing public access points to the Sammamish River should be maintained and additional access points acquired and developed to ensure the use of this river as trail corridor and fishing area. (P-11)
- CP-720** King County should transfer ownership of county-owned property located north of NE 145th, south of 148th Street, west of 124th Avenue NE and east of 119th Avenue NE to the cities of Bothell and Kirkland in order to preserve it for park and open space purposes. (P-16)

VIII. Shoreline

The Shoreline Community Plan was commenced in March 1977 and adopted in August 1980. The new City of Shoreline commenced operating in August 1995; between Shoreline and Lake Forest Park the planning area has very little unincorporated territory left, all of which is in one or the other city's Potential Annexation Area (PAA).

All of the unincorporated share of the planning area's 2012 household growth target will be accommodated within the new City of Shoreline. Therefore, none of the Shoreline Community Plan's policies are readopted.

IX. Snoqualmie Valley

The Snoqualmie Valley Community Plan was initiated in April 1984, and adopted in August 1989. The process resulted in designation of the Snoqualmie Ridge Urban Growth Area for the City of Snoqualmie. The area was annexed by the City of Snoqualmie, and development is proceeding under an interlocal agreement as directed by the community plan. The 1994 King County Comprehensive Plan largely reaffirmed the Rural and Resource Lands land use map designations of the community plan.

- CP-901** **King County, in cooperation with the Valley cities, and state and federal agencies, should conduct a study of baseline conditions and cumulative impacts of development on the Snoqualmie River's water quality, and identify methods of equitably controlling these impacts. (SQP-1 through SQP-6)**
- CP-902** **Wildlife populations in the Snoqualmie Valley planning area are recognized as a regionally important resource and an important characteristic of the area's rural character. Special studies should be undertaken, in cooperation with the Washington State Department of Wildlife, to identify wildlife populations at risk due to the land uses allowed by the King County Comprehensive Plan and to develop mitigation measures to protect the continued viability of the area's wildlife populations. Should these studies indicate unmitigatable impact affecting wildlife populations due to the land uses allowed by the plan, a comprehensive plan amendment study will be undertaken to provide for the continued existence of this valuable resource. (SQP-17)**
- CP-903** **Properties in erosion-prone drainage basins are subject to special development conditions applied to protect the safety and property of county residents through reducing or eliminating the occurrence of gully formation and sever erosion. These conditions may include:**
- a. A drainage control plan;**
 - b. Installation of drainage control features prior to any land clearing, vegetation removal, site grading, road construction, or utility installation; and**
 - c. Runoff control requirements. (SQP-21)**
- CP-904** **King County will oppose annexations to Snoqualmie Valley cities that currently contain designated floodplain lands until interlocal agreements have been enacted to advance the policies and standards set forth in the comprehensive plan. (SQP-27)**
- CP-905** **The Shoreline Environment designations of the King County Shoreline Management Program should be consistent with comprehensive plan land use map designations and zoning. King County should initiate the shoreline redesignation process consistent with K.C.C. 25.32.130. (SQP-32)**
- CP-906** **Until expansion areas are annexed, zoning for the expansion areas shall be urban reserve at 5 acre densities with the exception of the existing commercial/industrial area in the SE North Bend Way expansion area, and the existing industrial area in the Snoqualmie expansion area. (SQP-57)**

Community plan policies SQP 58 to 61 referred to "expansion areas one and two," reflecting the Snoqualmie Community Plan's attempt to phase growth of the valley cities. These phasing approaches

were embodied in the interlocal agreement the county signed with the City of Snoqualmie; they may be reflected in the cities' comprehensive plans. The King County Comprehensive Plan simplifies the designations into one expansion area for each city.

- CP-907** **King County will support development within the Snoqualmie Valley cities of Duvall, Carnation, Snoqualmie and North Bend and annexation and development of lands within their expansion areas, when each city demonstrates that its wastewater and storm water treatment systems for the existing and proposed city jurisdiction will not degrade the water quality of the Snoqualmie River and its tributaries. (SQP-58)**
- CP-908** **King County will not support Snoqualmie Valley cities' annexations into expansion areas until each city has adopted mechanisms to reduce or eliminate flood hazards within its jurisdiction. (SQP-59)**
- CP-909** **King County shall initiate an amendment to the King County Comprehensive Plan if the cumulative impact of development of the cities' expansion areas will reduce the quality of the Snoqualmie River and its tributaries below the current "A and AA" standards. (SQP-61)**
- CP-910** **King County will not support any annexations by a Snoqualmie Valley city until it can be demonstrated that building permits have been approved at urban densities for development of at least one-half of the environmentally unconstrained land in all the annexations by the rural city since January 1990. Exceptions to this policy may be considered by King County subject to an interlocal agreement and where all other applicable policies herein are satisfied. (SQP-62)**
- CP-911** **The county shall oppose an annexation by a Snoqualmie Valley city unless it lies within approved service areas as designated by comprehensive plans for water and sewer, is accompanied by all the proposed amendments to extend water and sewer comprehensive plan, or the area is already adequately served by such utilities. (SQP-63)**
- CP-912** **King County shall work with the City of Carnation in a public process with citizen participation to enter into an interlocal agreement to allow joint planning for a planning and service area including land northeast of Carnation. The purpose of the interlocal is to insure that further development of these lands does not materially impact the character or vitality of the city or the viability of the surrounding resource lands. Elements of the interlocal agreement shall include:**
- a. The agreement shall expressly recognize the City of Carnation's ability to extend by contract public water and the city shall be the preferred water purveyor within the service area, provided that densities remain at rural residential levels as identified in the King County Comprehensive Plan;**
 - b. An arrangement for coordination on SEPA action required for development proposals within the planning area;**
 - c. Visibility of proposed new development from the City of Carnation shall be addressed and mitigated;**
 - d. Water quality issues shall be addressed and mitigated. (SQP-67)**
- CP-913** **King County shall support annexation of the expansion area only when Carnation implements a long-term, nonstructural program to reduce flood damages on floodplains land within its jurisdiction. (SQP-68)**

- CP-914** **Achieving a long-term solution to flood damages within the City of Snoqualmie is one of King County's highest priorities for this planning area. (SQP-70)**
- CP-915** **King County reaffirms its support for the spirit and intent of the Snohomish Mediated Agreement, and the recommendations of the Snohomish River Basin Coordinating Council which led to the signing of the intergovernmental agreement for implementation. King County considers this work to be a sound basis for a long-term flood damage reduction program for the City of Snoqualmie. (SQP-72)**
- CP-916** **King County intends to assist the City of Snoqualmie to develop a long-term solution and an implementation program which will solve flooding problems in the city. (SQP-73)**
- CP-917** **If the long-term solution to flooding problems in the City of Snoqualmie is determined to have basin-wide impacts, these impacts shall be reviewed by the King County flood control management plan team or its equivalent to identify any additional mitigations which may be required. If the long-term solution to flooding problems is demonstrated to not have basin-wide impacts, it should be implemented as soon as possible and would not require a second, basin-wide, review of impacts and mitigations. (SQP-74)**
- CP-918** **King County urges a public/private resource commitment to implement a long-term solution to flooding problems in the City of Snoqualmie. (SQP-75)**

Policies SQP 76 through 78 have been and continue to be implemented through an interlocal agreement. Most of the annexations referenced have taken place and are reflected in the expansion area boundaries for the City of Snoqualmie adopted in the King County Comprehensive Plan's Land Use Map.

- CP-919** **Until a long-term solution to preventing flood damages in the City of Snoqualmie is agreed to by King County and the City of Snoqualmie, King County will support annexations in expansion areas when consistent with all appropriate policies herein and when higher residential densities can be achieved, municipal services can be provided, and river water quality will not be degraded. (SQP-77)**
- CP-920** **Annexations of lands within the Phase 1 and Phase 2 additions to the City of Snoqualmie's Urban Growth Area shall not occur until completion of detailed planning, preparation and review of project-level Environmental Impact Statement(s), and a determination of required mitigations and amenities. The range of land uses to be allowed and the mitigations and amenities to be required shall be embodied in a binding Development Agreement between the City of Snoqualmie and the owners of proposed annexation lands.**
- CP-921** **The project-level Environmental Impact Statement(s) for lands within the Phase 1 and Phase 2 additions to the City of Snoqualmie's Urban Growth Area shall address aquifer recharge issues, and potential impacts to the water quality and quantity of Lake Alice, private wells in the Lake Alice and Snoqualmie Hills neighborhoods, and all streams that flow off-site.**
- CP-922** **Based on the findings of the Environmental Impact Statement(s), the Development Agreement between the City of Snoqualmie and the owners of proposed annexation lands in the Phase 1 and Phase 2 additions to the City of Snoqualmie's Urban Growth Area shall establish a program for long-term monitoring of the water quality and quantity of Lake Alice and the private wells in**

the Lake Alice and Snoqualmie Hills neighborhoods, and of all streams flowing off-site.

- CP-923** The Development Agreement shall also outline the remedies necessary if the monitoring program leads to findings that development activities on the annexation lands are the cause for adverse impacts to the water quality and/or quantity of Lake Alice and the private wells in the Lake Alice and Snoqualmie Hills neighborhoods, and of streams flowing off-site. The owners of the annexation lands shall be responsible for the monitoring program and correction of any impacts determined to have been caused by their development activities. Remedies may include connection to the public water system, or construction of alternative wells.
- CP-924** The project-level Environmental Impact Statement(s) for lands within the Phase 1 and Phase 2 additions to the City of Snoqualmie's Urban Growth Area shall address traffic safety issues, with a focus on safety concerns for rural homeowners dependent upon the southern stretch of the Snoqualmie Parkway for access to their homes. A range of alternatives to improve safety at the intersection of the Snoqualmie Parkway and SE 96th Street, including signalization, road widening and turn lanes shall be explored.
- CP-925** Annexations of lands within the Phase 1 and Phase 2 additions to the City of Snoqualmie's Urban Growth Area shall be subject to updated Comprehensive Water and Sanitary Sewer Plans to determine the full range of improvements landowners within the annexation will be required to provide.
- CP-926** A Drainage Master Plan shall be required for any new development of lands within the Phase 1 and Phase 2 additions to the City of Snoqualmie's Urban Growth Area. Stormwater facility design shall adhere to the standards in the most recent update of the King County Design Manual, or of the Snoqualmie Storm Drainage Plan, whichever is the most stringent.
- CP-927** There shall be no road connections between the Phase 1 addition to the City of Snoqualmie's Urban Growth Area and 356th SE in the Snoqualmie Hills Planning Area, unless future analysis determines a restricted emergency access is necessary for safety purposes.
- CP-928** There shall no be no road connections between the Phase 2 addition to the City of Snoqualmie's Urban Growth Area and Lake Alice Road, unless future analysis determines a restricted emergency access for Lake Alice residents is necessary for safety purposes.
- CP-929** To protect the rural character of the neighborhoods surrounding the Phase 1 and Phase 2 additions to the City of Snoqualmie's Urban Growth Area, the Phase 1 and Phase 2 areas shall include buffers to all rural lands along their perimeter. The size and structure of each buffer area shall be determined based on the characteristics of the land and existing vegetation, and its ability to perform the following functions: visual screening; noise reduction; and minimization of blow down. Buffers may include constructed berms and new plantings if deemed necessary and appropriate to perform the required functions.
- CP-930** King County supports the continued industrial use of Weyerhaeuser's Snoqualmie Mill site and its annexation to the City of Snoqualmie. (SQP-79)

- CP-931** **King County will support annexations of land in North Bend's expansion area when higher residential densities can be achieved, municipal services can be provided, and river water quality will not be degraded. (SQP-81)**
- CP-932** **Commercial and light industrial land uses are appropriate along SE North Bend Way subject to special development conditions to mitigate impacts. (SQP-82)**

A map is included in Appendix A to Ordinance 12824 (p-suffix conversion ordinance) showing the application of p-suffix conditions to commercial and industrial properties on SE North Bend Way.

- CP-933** **Commercial and industrial zoned land (including potential-commercial or potential-industrial zoned land) within the City of North Bend's Urban Growth Area (UGA) are planned for nonretail, resource-based and highway-oriented uses. These uses shall be served by public sewers. If by December 31, 2006, the City of North Bend has not created any new wastewater treatment capacity, or has refused to allow connection for such uses, King County shall amend its policies and development regulations to allow wastewater treatment with on-site systems, provided there are no impacts to groundwater.**
- CP-934** **The area between Tanner and the Edgewick Interchange, south of SE 140th and north of I-90, is appropriate for nonretail commercial and light industrial land uses. Commercial and light industrial uses shall be limited to uses that do not impact ground water and are related to resource-based shipping, distributing and trucking-related industrial development. (SQP-84)**
- CP-935** **Land uses adjacent to the Edgewick Interchange shall be limited to highway-oriented commercial uses that do not impact ground water, and serve the traveling public. (SQP-85)**
- CP-936** **The area north of the Edgewick Interchange is appropriate for resource-based, shipping, distributing and trucking related industrial uses that do not impact ground water. (SQP-86)**

The Fall City policies in this section were revised through a subarea planning process involving members of the Fall City community in 1998 and 1999. Through this planning process, the Citizens Advisory Committee identified the following elements that local residents value about their town:

- It is surrounded by agricultural and forest lands which are entirely rural;
- It has a pattern of development that has evolved over more than a century, which includes historic buildings and landmarks, an open spacing of streets and buildings, and locally owned businesses in a small-scale downtown;
- It is located in a unique geographic area formed by the confluence of two important salmon-bearing rivers, the Raging River and the Snoqualmie River, in an agricultural valley containing a number of other salmonid streams that are also important to the ecology of King County;
- Compatible home occupations and small-scale animal husbandry in harmony with residential neighborhoods;
- Rural-level street improvement (e.g., no traffic lights, no sidewalks outside the business district, and no street lights except as needed for public safety);
- Scenic vistas, open space, and rural and resource uses surrounding Fall City; and
- Small rural town identity.

- CP-937** **Fall City is an unincorporated rural town which should have overall residential densities of one to four dwelling units per acre. Potential commercial zoning adopted in the 1999 Fall City Subarea Plan may be actualized through an area-wide rezone initiated by the King County Council once alternative wastewater treatment systems or public sewers are available.**

- CP-938** The zoning for Fall City adopted in the 1999 Fall City Subarea Plan reflects the community's strong commitment to its rural character, recognizes existing uses, provides for limited future commercial development, and respects natural features. Additionally, it recognizes the current and long-term foreseeable rural level of utilities and other public services for the area. The land use implications of a major change in the water supply or a public health requirement for community-wide wastewater collection and treatment may be evaluated in a new community-based planning process; however this does not mean that zoning will change to allow more intense development beyond that adopted in the 1999 Fall City Subarea Plan. The rural character of Fall City should be preserved.
- CP-939** Within the residential area of Fall City, compatible home occupations and small-scale agricultural pursuits or similar rural land uses can continue.
- CP-940** King County should work with the State of Washington and the Fall City community to make transportation improvements in Fall City that will favor safe and pleasant pedestrian and other nonmotorized links between downtown businesses, the residential areas, and nearby King County Parks, and safe walkways to schools, rather than rapid through traffic.
- CP-941** King County should expand the soft surface pedestrian, equestrian and bicycle trail opportunities serving the Fall City area. Trail route options serving the community shall be reviewed to include a route along the left bank levee easement directly adjacent to the Raging River, historically used by the public as a pedestrian, equestrian and bicycle trail. This historically used trail generally follows the "wildlife corridor" along the bank of the Raging River from 328th Way SE approximately NE to the Preston Fall City Road. The selected trail system for the Fall City area shall be identified in the King County Parks and Recreation trail system plan.
- CP-942** Zoning for the existing industrial and office areas adopted in the 1999 Fall City Subarea Plan should be maintained but not expanded.
- CP-943** Land uses at freeway interchanges without existing commercial or industrial development, and outside rural neighborhoods and rural cities, are designated rural residential to support development in rural neighborhoods and rural cities, and to preserve the scenic nature of the corridor. (SQP-98)
- CP-944** New development at the Exit 22 Interchange shall not expand beyond the area designated in this plan and shall not adversely impact surrounding rural residential areas. All uses should be planned and sited to use long-term onsite waste disposal systems. (SQP-99)
- CP-945** The existing two acres of land currently zoned for commercial use at Preston (Exit 22) is recognized, but no additional land for commercial uses is designated. (SQP-100)
- CP-946** The presence of the Snoqualmie Tribe in the planning area has important historic and cultural significance for the Puget Sound region. The following places, recognized by the tribe as historically, culturally and archeologically important, should be considered for inclusion in the King County historic sites survey, and designation to local and/or national register of historic places.

The tribe recognizes the following areas as culturally significant:

- a. Snoqualmie Falls;

- b. The banks of the Snoqualmie River between the falls and the three forks confluence area;
- c. Fall City Indian Cemetery;
- d. Banks at the confluence of Snoqualmie and Raging Rivers;
- e. Banks at the confluence of Snoqualmie and Tolt Rivers;
- f. Fall City Park (site of John Sanawa's Council House and the first white school);
- g. Mt. Si; and
- h. Granite outcropping used as a quarry between North Bend and the City of Snoqualmie on SR-202. (SQP-122)

CP-947 King County recognizes the spiritual, historic, cultural and recreational value of the Snoqualmie Falls. Any development adjacent to Snoqualmie Falls shall be designed and sited to protect these values. (SQP-123)

CP-948 Because of the spiritual significance of the area at the base of the falls to the various tribes in the Puget Sound region, this area of the falls should remain free of development and open for public access. (SQP-124)

CP-949 The community of Preston is a significant cultural and historic reminder of the planning area's roots in the logging industry. The existing land use designation shall be maintained, and new development should respect the existing character of the community. (SQP-125)

CP-950 The industrial area adjacent to the Rural Neighborhood of Preston shall be recognized with appropriate zoning for industrial uses. This area is designated for industrial uses to recognize existing industrial use and vested applications for new industrial development.

The boundaries of this industrial area are permanent. No expansion of the designated industrial area will be permitted, and any effort to expand its boundaries is recognized as contrary to the Growth Management Act, including the 1997 amendments.

Any industrial development or redevelopment in the designated industrial area (excluding reconstruction in the event of accidental damage or destruction, or tenant improvements entirely within the building structures) shall be conditioned and scaled to maintain and protect the rural character of the area as defined in RCW 36.70A.030(14) and to protect sensitive natural features.

New industrial development or redevelopment (excluding structures and site improvements that existed or are vested by applications as of May 24, 1996, or tenant improvements entirely within building structures), on lots not subject to restrictions and conditions consistent with those reflected in Recording No. 9708190805 must be dependent upon being in the Rural Area and must be compatible with the functional and visual character of rural uses in the immediate vicinity and must not encourage or facilitate conversion or redesignation of nearby Rural and Rural Neighborhood lands to commercial, industrial or urban uses.

The boundaries of this industrial area shall be those properties within the Preston Industrial Water System, as set by King County Ordinance 5948, with the exception of parcel #2924079054.

CP-951 King County supports efforts of the community of Preston to achieve recognition of its historical and cultural significance. Its historic character should be maintained through designation as an historic area. (SQP-126)

- CP-952 The King County Historic Sites Survey should be updated to include additional sites identified by the Preston Heritage Committee. (SQP-127)
- CP-953 The development of a regional railroad museum in the Snoqualmie area is encouraged to promote understanding of the regional significance of railroads in the settlement and development pattern of Washington State. (SQP-128)
- CP-954 King County shall put high priority on the acquisition and development of a regional trail system linking the Snoqualmie Valley planning area to other parts of the county. (SQP-143)
- CP-955 King County supports designation of the Middle Fork of the Snoqualmie River under either the national or state Wild and Scenic River program. (SQP-151)
- CP-956 King County supports evaluation of the North Fork of the Snoqualmie River and the main stem of the Tolt River under either the national or state Wild and Scenic River program. (SQP-152)
- CP-957 King County shall assist the City of North Bend, when requested, to develop a long-term solution and an implementation program which will solve flooding problems in the city.

X. Soos Creek

Soos Creek is one of King County's largest and fastest growing planning areas. The first Soos Creek Plateau Communities Plan (SCCP) commenced during the fall of 1975, and was adopted in November 1979. The process was controversial, partly because Soos Creek served as a laboratory for several emerging planning concepts, including a Rural land use designation implemented with zoning limiting residential density to one home per five acres.

The Soos Creek Community Plan Update commenced in March 1988 and was adopted in December 1991. In 1995 the City of Kent initiated annexation of a very large area between it and Lake Meridian, intended to encompass most of its Potential Annexation Area (PAA) within the planning area. The cities of Maple Valley and Covington have commenced operating and assumed jurisdiction within their territories.

- CP-1001** **The continued viability and health of the Soos Creek planning area's stream systems and the fisheries resources dependent upon them should be assured through zoning, special zoning conditions and development regulations. The intent of this policy is to control densities along stream corridors identified by the Soos Creek Basin Plan. This policy will be implemented through the Area Zoning by placing rural and urban densities within 1/4-mile of significant stream systems identified as Types 1, 2, and 3 waters according to the Sensitive Areas Ordinance. (NR-1)**
- CP-1002** **Lot coverage limitations for building shall be applied in all stream corridors in urban designated areas of the Soos Creek basin and classified R-1, urban stream protection special district overlay. Total impervious surface should not exceed 8%, and total clearing of forested vegetation should not exceed 30%. Reforestation to achieve sites that are 70% forested should be required. (NR-1A)**
- CP-1003** **New development should rehabilitate degraded wetlands and stream channels and banks in the Soos Creek planning area's drainage's to prevent further erosion and water quality problems. These areas include, but are not limited to, May Creek, Garrison Creek, Molasses Creek and Olsen Creek. Where conditions permit, the banks and channels should be restored to a natural state. Where it has been determined that additional standards may be appropriate to control volume, these should be required for new development. (NR-3)**
- CP-1004** **Within the Soos Creek basin, bare ground associated with clearing, grading, utility installation, building construction, and other development activity should be covered or revegetated between October 1 and March 31 each year. Earth-moving and land-clearing activity should not occur during this period within the Soos Creek basin except for regular maintenance of public facilities and public agency response to emergencies that threaten the public health, safety and welfare. Landscaping of single-family residences, existing permitted commercial forestry and mining activities and development sites with approved and constructed drainage facilities that infiltrate 100 percent of surface runoff should be exempt from these restrictions. (NR-8)**

- CP-1005** For new subdivisions in the Soos Creek basin Rural Area, a minimum of 20% of the property should be retained as a separate tract of undisturbed indigenous vegetation. (NR-9)
- CP-1006** All development within 660 feet of the top of the Cedar River Valley and the Green River Valley walls, particularly along the bluffs south and west of the Lea Hill plateau and within the Lake Heights area, should be conditioned to avoid adverse impacts on the environment and risks to life and property. (NR-14)
- CP-1007** The Soos Creek Community Plan recognizes the importance of existing mobile home parks in providing affordable housing options. Mobile home parks in the urban areas of Soos Creek are designated for mobile home park uses, and should be zoned appropriately. King County should continue to examine the feasibility of funding and developing a replacement mobile home park in south King County for displaced mobile homes on county-owned or privately-owned sites. King County should develop intergovernmental agreements with the cities of Renton, Kent and Auburn for joint development of replacement parks to accommodate mobile home owners if they are displaced from mobile home parks within cities. (R-23)
- CP-1008** Significant vegetation is a diminishing resource in the Soos Creek community. Significant vegetation contributes significantly to environmental quality, neighborhood character, and the quality of life in Soos Creek. All new residential development shall retain significant existing vegetation. Native vegetation should be utilized wherever possible. (R-33)
- CP-1009** Multifamily zoned land should not be converted to institutional and commercial/office uses within the Soos Creek Planning Area. (C-5)
- CP-1010** Equestrian crossings of arterials should be permitted only where they do not greatly disrupt traffic. Where possible, these crossings should be combined with pedestrian and bicycle crossings. There should be no at grade equestrian crossings of SR-516, except at Lake Meridian. (T-29)
- CP-1011** Crest Airpark is an important local facility and should continue operation at current levels of use. (F-15)
- CP-1012** Because of noise and public safety concerns, low-density, single-family development should be the primary land use allowed within Crest Airpark's north flight path within 1/2-mile of the airport runway. (F-16)
- CP-1013** All new subdivisions within 1/4-mile of Crest Airpark should include a covenant. The covenant should state that the property owner and/or resident recognize the existence of Crest Airpark, its value to the community, and the noise and public safety aspects of living in proximity to the airpark. (F-17)
- CP-1014** The operation of SIR is expected to continue indefinitely. The area authorized for racetrack use shall be confined to maximize protection of Little Soos Creek and its riparian area. Any future consideration of permits for its operation should be consistent with the spirit and intent of the 1991 rules and conditions which regulate operation of the facility. (F-18)
- CP-1015** King County should give high priority to expanding the Big Soos Creek trail by linking the City of Covington to the south and Fairwood Center to the north to the existing trail system. (P-15)

- CP-1016 King County should give high priority to linking the Green River and Cedar River corridors. (P-16)
- CP-1017 King County should coordinate with the City of Seattle, WSDOT, and other jurisdictions to link major elements of the open space system including the Cedar River, Lake Desire, Big Soos Creek, SR-18 and the Green River trail systems. (P-18a)

XI. Tahoma/Raven Heights

The Tahoma/Raven Heights planning area is the second largest (149 square miles) and was the second-fastest growing community planning area during 1990-1994. The Tahoma/Raven Heights Communities Plan (T/RH) commenced in August 1979 and was adopted in October 1984. T/RH continued to apply the Growth Reserve and Rural designations and zoning that emerged during the Soos Creek planning process. The planning area is mostly unincorporated Rural or Forest Production District. In the years prior to the Growth Management Act (GMA) the City of Black Diamond completed one large annexation. A final Urban Growth Area for Black Diamond has been determined and may be adopted as part of future amendments to the 1994 King County Comprehensive Plan. The planning area has also been affected by the incorporation of the new City of Maple Valley. The city has commenced operation and assumed jurisdiction. It includes most of the Urban Growth Area in the planning area.

In response to data and recommendations emerging while the Soos Creek Basin Plan was being prepared, interim 5-acre zoning was applied to portions of the Jenkins and Covington Creek watersheds in July 1989. A T/RH Update covering about one-fifth of the planning area was initiated in March 1991, and adopted in December 1991. The area zoning was changed in some cases, but this action was based on the 1985 King County Comprehensive Plan and applicable basin plan policies, and did not result in any changes to the 1984 T/RH policies.

- CP-1101 Resource activities should be encouraged in areas where such activities are not inconsistent with a rural atmosphere. In order to ensure continued development of natural resources prior to the development of the land for other purposes, extractive industries should be allowed to locate in areas known to have deposits of minerals. Premature urban/ suburban development should not be approved which forecloses the opportunity to use the resources. (T/RH-28)**
- CP-1102 The demand from surrounding land uses and densities should not exceed the capacity of the area's groundwater resources nor otherwise cause deterioration of its quality. (T/RH-45)**
- CP-1103 Existing businesses which qualify as legal uses located at Highway 169 and Cedar Grove Road should be given the same land use map designation as surrounding rural or resource properties, but recognized as Rural Businesses with neighborhood-scale business zoning. Any such development should not be expanded beyond the limits of the existing zoning of the specific parcel on which it is currently located, and if the use is abandoned the zoning should be redesignated to a rural zone consistent with that applied to surrounding properties.**
- C-1104 King County supports annexation of the lands within the City of Black Diamond's Urban Growth Area subject to the requirements of the Black Diamond Urban Growth Area Agreement as adopted by Ordinance 12534. If the agreement is terminated, the affected lands under King County jurisdiction shall be treated as follows:**
- a. Land within the designated Urban Growth Area shall be redesignated to Rural and reclassified to the rural zoning in place prior to the effective date of Ordinance 12534. This zoning shall continue for a period of at least five years from the date of reclassification.**
 - b. The areas identified in the agreement as county open space shall be maintained at the rural zoning in place prior to the effective date of Ordinance 12534. This zoning**

shall continue for a period of at least five years after the date of termination of the agreement.

CP-1105 King County supports expansion of the network of regional trails and conservation of natural resource lands and environmentally sensitive areas through community efforts such as the Rock Creek Valley Conservation Plan and the Friends of Rock Creek.

CP-1106 King County supports efforts to protect and enhance open space and ensure long-term habitat health and passive recreation opportunities in the Middle Green River through community efforts such as the Middle Green River Coalition.

XII. Vashon

The Vashon Community Plan commenced in the spring of 1977 and was adopted in June 1981. Due to concerns about Vashon-Maury Island's water supply, which consists of local rain-fed aquifers, a revision to the plan was set for 1986 after completion of the Vashon/Maury Island Water Resources Study. The revision process began in April 1984, and the updated Vashon Community Plan was adopted in October 1986. In addition to responding to the Water Resources Study, the plan update also implemented the 1985 King County Comprehensive Plan's designation of the entire planning area as Rural. In 1996 the Vashon Town Plan repealed or modified several of the 1986 plan's policies, and adopted new policies and area zoning to guide development in the unincorporated Rural Town of Vashon. The Vashon Town Plan was adopted as a subarea plan and therefore is part of the King County Comprehensive Plan, as provided by the Growth Management Act (GMA). The policies below are the issue- or area-specific policies retained from the 1986 plan.

- CP-1201** **All of Vashon-Maury Island is recognized for its unique ecological functions as a Puget Sound island, and is designated in this plan as a rural area. Development activities should protect the entire ecological system, including the Puget Sound shoreline, island habitat areas, and ground and surface water resources. (V-1)**
- CP-1202** **All land use policies and regulations for Vashon shall reflect the overriding importance of the fact that the whole Island is the recharge area for a single-source aquifer. All of Vashon Island shall therefore be considered a groundwater recharge area. Within the Island, based largely on soil types, there are areas of relatively high, medium, and low susceptibility to groundwater contamination. Areas deemed highly susceptible to contamination in the KCCP should receive extra protection. (V-3)**
- CP-1203** **Home occupations should continue to be allowed in residential areas on Vashon Island. (V-27)**
- CP-1204** **Development should be minimized and carefully managed in sensitive areas. The most fragile, hazardous or valuable areas, including areas highly susceptible to contamination, landslide hazard areas and wetlands, should remain largely undeveloped through application of a low density designation. (V-31)**
- CP-1205** **Protect and preserve the Island's wildlife habitats. (V-33)**
- CP-1206** **Where fish or wildlife habitat occur within a proposed short plat or subdivision, the proposal should be reviewed to ensure that the ingredients necessary for the habitat's preservation are not destroyed. Special conditions should be attached to protect the habitat, if necessary. (V-34)**
- CP-1207** **Fish and wildlife habitats identified on Vashon Island and considered to be especially unique and valuable or of potential countywide significance should receive special attention. Where these occur within a proposed plat or subdivision, Department of Development and Environmental Services (DDES), or its successor, may require the developer to submit a special report to assess more closely the impacts of the proposal on the habitat and to recommend specific measures to protect them. (V-35)**

Most fisheries in King County are regulated by agencies other than the county. Policies throughout this plan address fish habitat and the response to ESA listings. A harvestable fisheries habitat not otherwise addressed is the intertidal shellfish habitat on Vashon Island. The King County Department of Natural Resources and Parks owns some of this habitat. While the State of Washington governs the harvest of some species in this habitat, the county should take affirmative action to assure long-term productivity and to protect public health. The 1997 report of the Beach Assessment Program documents the degradation of this resource from over-harvesting, increased beach use and other causes.

- CP-1208** **Intertidal shellfish habitat on Vashon Island shall be protected for its key role in the marine food chain, to protect public health, and to assure long-term productivity. King County shall explore effective means to protect this fisheries resource.**

- CP-1209** **Island water resources should continue to be the sole water-supply source in the future. The plan discourages importing water for domestic uses from off the Island. (V-52)**

- CP-1210** **Land uses and development densities should be planned so that demands on the Island's groundwater resources do not exceed its capacity to provide adequate supplies without deterioration of quality. In order to achieve this, ongoing research and monitoring as recommended in the Vashon Maury Island Water Resources Study should be conducted. (V-53)**

- CP-1211** **Protection of the groundwater aquifer is of primary importance to Vashon Island. Further water quality degradation which would interfere with or become injurious to existing or planned uses should not be allowed. (V-54)**

- CP-1212** **To protect domestic water resource, areas deemed highly susceptible to groundwater contamination and watersheds should be maintained in residential or similarly nonintensive uses at low densities. (V-57)**

- CP-1213** **As an additional requirement for the comprehensive plans of public water systems on Vashon Island, the county shall ask that information be included assessing the ability of existing and potential water sources to meet anticipated population growth. Planned expansion of the water system should be prohibited if the analysis reveals a risk to the adequacy of service including quality of water being provided to current users. (V-59)**

- CP-1214** **Special consideration should be given to the impacts of new development on the Island's groundwater resources. This should apply to major developments, development in areas highly susceptible to contamination, or development near public water supplies. (V-61)**

- CP-1215** **Park-and-Ride lot development both on the Island and at or near the ferry terminals which serve Vashon Island (Fauntleroy, Southworth, Pt. Defiance) should be encouraged. (V-67)**

- CP-1216** **Provide a safe and efficient system of commuter and recreational routes for bicyclists, pedestrians, and equestrians. (V-69)**

- CP-1217** **Street and highway improvements should be low-cost safety and maintenance projects wherever possible. (V-71)**

- CP-1218** **Additional water-related parks and beaches should be acquired along the saltwater shorelines of Vashon-Maury Islands. These parks should be retained as passive, natural areas. (V-83)**

- CP-1219** Additional park sites should be acquired in the island's most environmentally sensitive natural areas. These sites should be retained as passive, open space areas allowing only those uses that would be compatible with sensitive areas. (V-84)
- CP-1220** A public trail system should be identified and encouraged for preservation on Vashon Island. (V-85)
- CP-1221** Trails on Vashon Island should serve bicyclists, equestrian and pedestrian uses. (V-85a)
- CP-1222** Trail systems at parks and on other public land should be encouraged on Vashon Island. Trails on public lands should be officially recognized and preserved. (V-85b)
- CP-1223** If and when county- and state-owned land on Vashon is logged, trails should be preserved for equestrian and pedestrian use. If possible, an unlogged buffer zone should be left when logging occurs. (V-85c)
- CP-1224** Voluntary dedication of trails should be encouraged when land is developed for more intensive uses. (V-85d)
- CP-1225** Trails should provide multiple uses where possible, serving both recreational and commuter needs. (V-85e)
- CP-1226** Trail corridors on Vashon Island should be established and designed based upon the following criteria:
- a. Connect park and open space areas;
 - b. Provide access to shoreline areas, particularly public parks;
 - c. Incorporate views and other special features of scenic, historic, or archaeological interest;
 - d. Traverse development limitation areas where not incompatible with hazard or fragile natural areas;
 - e. Follow streambanks and ravines;
 - f. Follow undeveloped rights-of-way or along side existing roads; and
 - g. Provide access to and connect schools. (V-85f)
- CP-1227** The quantity and quality of Vashon-Maury Islands' groundwater supply should be monitored, along with building permit and subdivision data, to determine if planned densities can be achieved. If new information indicates the groundwater supply is endangered, the County shall take immediate steps to ensure new development does not impair the groundwater supply.

Vashon-Maury Island is unique within King County in that it is an island community dependent upon a designated sole-source aquifer for its water supply. Given that the only source of drinking water is ground water, a higher level of protection of groundwater recharge is warranted on Vashon-Maury Island than in the rest of King County. Land clearing and building activities can reduce groundwater recharge. Low-impact development (LID) is a new approach to land development that involves protecting and enhancing native vegetation and soils, reducing impervious surface and managing storm water at the source. These techniques are well suited to development in rural-residential zoned areas and can be an effective way to protect groundwater quality and recharge.

- CP-1228** King County should work with residential builders and developers on Vashon-Maury Island to encourage the use of low impact development practices that protect and enhance native vegetation and soils and reduce impervious surface. King County should promote preservation of at least 65% forest cover on rural-residential zoned parcels. The 65% forest cover goal may be adjusted for parcels less than 2 ½ acres in size. Dispersion of runoff from impervious surfaces into native vegetation in accordance with the Surface Water Design Manual shall be the preferred method of stormwater management in the rural area.

XIII. West Hill/White Center

The West Hill and White Center Community Plans, applying to portions of the original Highline Community Plan, were the last adopted by King County (West Hill in 1993, White Center in 1994), and as such were prepared in conformance with the Growth Management Act (GMA), and are already incorporated as part of the 1994 King County Comprehensive Plan. They will be reviewed and possibly revised as part of a future revision to this plan.

Chapter Nine

Implementation

The comprehensive plan guides land use over the long term by applying specific land use designations throughout the unincorporated portion of the King County and by providing guidelines for implementing regulations used to evaluate specific development proposals. To ensure that these implementing regulations are effective and warrant a high degree of public trust and confidence, the regulations must be equitable, reasonable and responsibly administered.

I-101

King County's regulation of land use should:

- a. **Protect public health, safety and general welfare, and property rights;**
- b. **Protect consumers from fraudulent practices in land use, land sales and development;**
- c. **Implement and be consistent with the comprehensive plan and other adopted land use goals, policies and plans;**
- d. **Be expeditious, predictable, clear, straightforward and internally consistent;**
- e. **Provide clear direction for resolution of regulatory conflict;**
- f. **Be enforceable, efficiently administered and provide appropriate incentives and penalties;**
- g. **Be consistently and effectively enforced;**
- h. **Create public and private benefits worth their cost;**
- i. **Be coordinated with timely provision of necessary public facilities and services;**
- j. **Encourage creativity and diversity in meeting county goals and policies;**
- k. **Be coordinated with cities, special purpose districts and other public agencies to promote compatible development standards throughout King County;**
- l. **Be responsive, understandable and accessible to the public;**
- m. **Provide effective public notice and reasonable opportunities for the public (especially those directly affected) to be heard and to influence decisions;**
- n. **Avoid intruding on activities involving constitutionally protected freedoms of speech, petition, expression, assembly, association and economic competition, except when essential to protect public health, safety and welfare (and then the restriction should be no broader than necessary);**
- o. **Treat all members of the public equally irregardless of race, culture or class and base regulatory decisions wholly on the applicable criteria and code requirements;**
- p. **Make development requirements readily accessible to the public through up-to-date codes, technical assistance materials and other relevant documents; and**
- q. **Provide for relief from existing regulations when they would deprive a property of uses allowed to similar properties with the same zoning or environmental or other constraints, and when such relief would neither endanger public health and safety nor conflict with adopted use policies. This policy is not intended for relief from rules governing the subdividing of land.**

I. Land Use Designations and Zoning Classifications/Code

The application of zoning classifications on specific properties is the first step towards implementing the land use designations of the comprehensive plan. Boundaries between different zone classifications may follow property lines, natural features or other dividing lines such as roads. A land use designation is implemented by one or more specific zone classification, as indicated on the table below:

Comprehensive Plan Land Uses	Zoning*																						
Unincorporated Activity Center	R-12, R-18, R-24, R-48, RB (not allowed in White Center), NB, CB, O, I																						
Community Business Center	NB, CB, O, R-12, R-18, R-24, R-48																						
Neighborhood Business Center	NB, O, R-12, R-18, R-24, R-48																						
Commercial Outside of Centers	NB, CB, RB, O, I - this is the range of existing zoning in place when the comprehensive plan was adopted																						
Urban Planned Development	R-1, R-4, R-6, R-8, R-12, R-18, R-24, R-48, NB, CB, RB, O, I																						
Urban Residential, High	R-18, R-24, R-48																						
Urban Residential, Medium	R-4, R-6, R-8, R-12																						
Urban Residential, Low	R-1																						
Rural City Urban Growth Area	UR I, RB –These two zones were in place in the North Bend UGA when the comprehensive plan was adopted in 1994.																						
Rural Town	R-1, R-4, R-6, R-8, R-12, R-18, R-24, R-48, NB, CB, RB, O, I																						
Rural Neighborhood	NB																						
Rural Residential	RA-2.5, RA-5, RA-10, RA-20																						
Industrial	I																						
Forestry	F, M																						
Agriculture	A																						
Mining	M																						
Greenbelt/Urban Separator	R-1																						
King County Owned Open Space/Recreation	All zones																						
Other Parks/Wilderness	All zones																						
<p>* This is the range of zoning that may be allowed within each comprehensive plan land use designations based on comprehensive plan and subarea plan policies. Actual zoning on a specific property is determined through the area-wide zoning process or through a quasi-judicial rezone application.</p> <p>Zoning Designations</p> <table> <tr> <td>A</td><td>Agricultural (10 or 35 acre minimum lot area)</td></tr> <tr> <td>F</td><td>Forest (80 acre minimum lot area)</td></tr> <tr> <td>M</td><td>Mineral</td></tr> <tr> <td>RA</td><td>Rural Area (2.5-acre, 5-acre, 10-acre or 20-acre minimum density)</td></tr> <tr> <td>UR</td><td>Urban Reserve</td></tr> <tr> <td>R</td><td>Urban Residential (base density in dwelling units per acre)</td></tr> <tr> <td>NB</td><td>Neighborhood Business</td></tr> <tr> <td>CB</td><td>Community Business</td></tr> <tr> <td>RB</td><td>Regional Business</td></tr> <tr> <td>O</td><td>Office</td></tr> <tr> <td>I</td><td>Industrial</td></tr> </table>		A	Agricultural (10 or 35 acre minimum lot area)	F	Forest (80 acre minimum lot area)	M	Mineral	RA	Rural Area (2.5-acre, 5-acre, 10-acre or 20-acre minimum density)	UR	Urban Reserve	R	Urban Residential (base density in dwelling units per acre)	NB	Neighborhood Business	CB	Community Business	RB	Regional Business	O	Office	I	Industrial
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O	Office																						
I	Industrial																						

The Zoning Code (Title 21A) establishes precise rules for each zoning classification such as permitted residential densities and activities or allowed commercial and industrial development activities, and striving for separation between incompatible uses. This code includes standards relative to bulk (i.e. lot size and coverage, building heights and setbacks, landscape standards).

I-102 The King County Zoning Code's zone classifications and development standards and the official zoning maps shall be consistent with the comprehensive plan and functional plans.

II. Other Implementing King County Codes

In addition to the Zoning Code, King County regulates land development and construction based on the comprehensive plan through a variety of technical code standards resulting in permits and approvals for specific projects.

In terms of land use regulation, the most important of these other implementing codes are Land Segregation (K.C.C. Title 19A) and Shoreline Management (K.C.C. Title 25). The Land Segregation code regulates division of a parcel of land into smaller lots for transfer of ownership. The Shoreline Management code regulates the issuance of substantial development permits for lands abutting waters governed by the Washington State Shoreline Management Act.

Other development approvals include commercial or industrial construction permits. Review of land segregation, substantial development permits and other development proposals are key parts of the development process for making sure facilities and services to support potential development are adequate and for evaluating environmental impacts.

- I-103 When needed infrastructure and facilities are not available in a timely manner, development approvals shall either be denied or divided into phases, or the project proponents should provide the needed facilities and infrastructure to address impacts directly attributable to their project, or as may be provided by the proponent on a voluntary basis.**

- I-104 King County's permitting systems should provide for expeditious review of projects consistent with zoning and adopted policies.**

- I-105 Subdivision, short subdivision and other development approvals, including those requiring detailed environmental review under the State Environmental Policy Act (SEPA) shall be reviewed for consistency with the comprehensive plan, zoning, community, subarea and neighborhood plans, functional plans and capital improvement programs.**

- I-106 King County shall enforce its land use and environmental regulations by pursuing code enforcement complaints, and providing oversight during the process of site development on all sites for which it issues permits.**

- I-107 King County shall develop, as a part of the buildable lands analysis, a zoning yield and housing production monitoring program to determine whether housing capacity is being lost in the context of compliance with the Endangered Species Act, and shall propose revisions to the countywide planning policies to implement such a program.**

II. Incentives

To ensure that the vision, goals, objectives, and policies of this plan become a reality, it will require adjusting policy and budget priorities by King County government. It will also require individuals to reconsider their daily decisions and choices relating to the management or development of their lands, as well as the decisions and choices of large scale public/private partnerships during the development of major projects will be critical factors contributing to the effective implementation of this plan. Incentives, like the TDC Program, must encourage the types of growth and development patterns desired by King County and its residents.

- I-201 King County should develop incentives for the Urban Growth Area which encourage the development industry to provide a broad range of housing and business space. Incentives could include:**
- a. Identification of geographic areas with infill opportunities, granting them budget priority status and subjecting new development in these areas to more flexible standards;**
 - b. Density bonuses for site designs which provide public benefits (for example, grid roads that connect with other developments and limit impacts on arterials);**
 - c. Incentives which lower financial development risk;**
 - d. Joint development opportunities at county-owned or operated facilities, utilization of air rights on county-owned or operated facilities, and the establishment of transit-supportive design guidelines; and**
 - e. County capital improvement funding for public urban amenities including transportation, parks, open space, cultural and other facilities for cities participating in the King County Transfer of Development Rights Program.**

Glossary

Active Recreation Site

Active recreation sites recognize a higher level of public use, and will require developed areas for organized or intense recreation. Active recreation site includes both the active recreation uses and all necessary support services and facilities.

Adaptive management

Adaptive management is a systematic approach for continually improving management policies and practices by learning from the outcomes of operational programs.

Agricultural Production Districts (APD)

The Growth Management Act requires cities and counties to designate, where appropriate, agricultural lands that are not characterized by urban growth and that have long-term significance for the commercial production of food or other agricultural products. The comprehensive plan designates Agricultural Production Districts where the principal land use should be agriculture. Lands within Agricultural Production Districts should remain in parcels large enough for commercial agriculture. (See Chapter Three, Rural Legacy and Natural Resource Lands.)

Annexation

This is the process of adding or incorporating an area into a city's jurisdiction.

Arterial Functional Classification

Arterial functional classification is the designation of King County arterials into groups or classes according to the type of service they are intended to provide. A basic tenet to this process is that individual roads do not serve travel in any substantial way, but most travel involves movement through a network of roads. Functional classification helps to define the part that any individual road will play in serving the flow of traffic through the road system.

Beneficial Uses

"Beneficial uses" include uses of water resources that provide a benefit to the public, including, but not limited to, fish and wildlife habitat, fishing, swimming, transportation, recreation, water supply, flood control, water quality control, and aesthetic enjoyment.

Best Management Practices (BMPs)

These are defined by the Washington State Department of Ecology as physical, structural, and/or managerial practices that, when used singly, or in combination, prevent or reduce pollution of water. The types of BMPs are source control, runoff treatment, and stream bank erosion control.

Capital Improvement Program (CIP)

The 1994-1999 Adopted Capital Improvement Program budget allocates funds from various revenue sources to improve cultural and recreational opportunities for King County citizens, build needed roadways, protect our investment in existing buildings, protect the health of our citizens, enhance the management of natural resources, and provide necessary capital resources for our law, safety, and justice system.

Clustering

Clustering means developing a subdivision that reduces the individual lot areas to create permanent open space or a reserve for future development while it maintains the zoned residential density.

Community Business Centers

These are primarily retail developments designed to serve a nearby market area of 15,000 to 40,000 people. (See Chapter Two, Urban Communities.)

Comprehensive Plan

The Growth Management Act requires certain cities and counties of the state to adopt comprehensive land use plans. A comprehensive plan is a generalized, coordinated land use policy statement of the governing body of a county or city that is adopted pursuant to the Growth Management Act. A comprehensive plan consists of a map or maps, and descriptive text covering objectives, principles, and standards used to develop the comprehensive plan. Each comprehensive plan includes a plan, scheme or design for land use, housing, capital facilities, utilities, rural areas, and transportation. Optional components include elements relating to conservation, solar energy, recreation, and subarea plans.

Concurrency Management System

The Growth Management Act requires jurisdictions to adopt and enforce ordinances which prohibit development approval if the development causes the level of service on a transportation facility to decline below the standards adopted in the comprehensive plan, unless transportation improvements or strategies to accommodate the impacts of development are made “concurrent” with the development. Concurrent with development means that transportation improvements or strategies are in place at the time of development or that financial commitment is made to complete the improvements or strategies within six years. The Concurrency Management System of King County establishes a process to manage new development based on transportation impacts on levels-of-service and the concurrency of needed improvements or actions. (See Chapter Six, Transportation).

Coordinated Water System Plans

Four Critical Water Supply Service Areas have been designated in King County in accordance with the Public Water System Coordinated Act of 1977 (chapter 70.116 RCW): East King County, Skyway, South King County, and Vashon Island. The Coordinated Water System Plan for each area provides an assessment of water supply and a program to meet future demand. Planning areas, within which a water purveyor is obligated to provide service consistent with county land use plans and regulations, were assigned for major purveyors.

Countywide Planning Policies (CPP)

The Growth Management Act requires that counties, as regional governments within their boundaries, prepare countywide planning policies which establish a countywide framework from which county and city comprehensive plans are to be developed and adopted. This framework is to ensure that city and county comprehensive plans are consistent. The “King County Countywide Planning Policies” were developed and recommended by the Growth Management Planning Council and are to serve as a blueprint for how King County and its cities should grow over the next 20 years. The Metropolitan King County Council adopted these policies in 1992. Since this time, amendments called “Phase II Countywide Planning Policies” have been made to the sections pertaining to affordable housing, economic development and rural character. The County Council has adopted these Phase II amendments. (See Chapter One, Regional Planning.)

Critical Areas

The Growth Management Act requires cities and counties to designate, where appropriate, critical areas which include: 1) wetlands, 2) areas with a critical recharging effect on aquifers used for potable water, 3) fish and wildlife habitat conservation areas, 4) frequently flooded areas, and 5) geologically hazardous areas. (See Chapter Four, Environment for King County’s designation of critical areas.)

Critical Habitat

Specific areas which possess physical or biological features which are essential to the conservation of a listed species.

Cultural Resources

Cultural resources include performing and visual arts events, programs and facilities; public art; heritage events, programs and facilities; and historic properties.

Deficiency

Deficiency in a comprehensive plan or development regulation refers to the absence of required or potentially desirable contents of a comprehensive plan or development regulation.

Density

The quantity of structures or buildings per unit area. Typically expressed as housing units per acre or square mile.

Density Incentives/Bonuses

Density incentives, or density bonuses, are programs allowing for additional dwelling units above the number permitted on a site by zoning (sometimes referred to as "base density") in exchange for public benefits provided by the developer. King County has incorporated use of density incentives with standard urban subdivision, mobile home park, and multifamily development projects. (King County Code, Title 21A)

Development

An area that is developed as a tract of land with built structures.

Docket

A list of suggested changes to a comprehensive plan or development regulations maintained by the department.

Docket Process, The

The docket process specifies that dockets are not just to note deficiencies, but also to suggest changes and make written comments. These suggested changes are reviewed by the county and made available for review by the public. Information provided to the public will include the county's response. An Internet docket process is available and can be found at: <http://www.metrokc.gov/ddes/compplan/>.

Docketing

Docketing means compiling and maintaining a list of suggested changes to the comprehensive plan or development regulations in a manner that will ensure such suggested changes will be considered by the county and will be available for review by the public.

Drainage Basin

A drainage basin, like a watershed, is an area that drains to a common outlet or an identifiable water body such as a river, stream, lake or wetland. In King County, 72 drainage basins are contained within six major watersheds. These drainage basins in turn contain numerous individual water bodies with small drainages.

Ecological Function

An ecological function refers to physical, chemical, and biological processes or attributes at some level of biological organization. For example, the ecological functions of wetlands includes food chain support, water quality maintenance, flood storage, and wildlife habitat.

Emissions Trading

Emissions trading means the transfer in ownership of emission reductions. Emission trading occurs when a source of air pollution reduces its emissions and then transfers ownership of the emission reduction to another party. Markets for emission reductions can be created by regulation (the market for sulfur dioxide allowances for example) or voluntarily (the current market for greenhouse gases).

Endangered Species

Endangered Species means any species which is in danger of extinction throughout all or a significant portion of its range and which has been designated as such in regulations issued by the U.S. Fish and Wildlife Service or the Washington State Department of Fish and Wildlife.

Endangered Species Act (ESA)

An act adopted by U.S. Congress in 1973 whose purpose is to provide a means whereby ecosystems upon which endangered and threatened species depend may be conserved and to provide a program for the conservation for such endangered and threatened species.

Enhance

Enhance means to increase one or more of the functions or values that an ecosystem or environmental feature possesses. An improvement in a functional attribute or value. (See Chapter Four, Environment).

Environmentally Sensitive Areas

Coal mine, erosion, flood, landslide, seismic, steep slope and volcanic hazard areas, and streams, wetlands and protection buffers constitute environmentally sensitive areas.

Existing transportation needs

Existing transportation needs are associated with households and businesses which are in existence at the time of plan adoption.

Fair Housing Ordinance

King County's Fair Housing Ordinance prohibits housing discrimination against persons on the basis of race, color, religion, national origin, age, sex, marital status, parental status, use of Section 8 subsidy, sexual orientation, disability or the use of a trained guide dog.

Family-Wage Jobs

Family-wage jobs which are capable of supporting a family. For the purposes of this plan, the term means jobs which pay more than the average annual wage for King County in a given year.

Fish and Wildlife Habitat Conservation Areas

Designation of Fish and Wildlife Habitat Conservation Areas is required by the Growth Management Act. This Comprehensive Plan designates the following as such areas: 1) areas with which endangered, threatened, and sensitive species have a primary association; 2) habitats and species of local importance; 3) commercial and recreational shellfish areas; 4) kelp and eel grass beds; 5) herring and smelt spawning areas; 6) naturally occurring ponds under 20 acres and their submerged aquatic beds that provide fish or wildlife habitat; 7) waters of the state; 8) lakes, ponds, streams, and rivers planted with game fish by a governmental or tribal entity; and 9) state natural area preserves and natural resource conservation areas.

Flood Hazard Reduction Plan

The King County Flood Hazard Reduction Plan contains policies and program and project recommendations that guide floodplains use and development throughout King County.

Floodplain

The areas of land adjacent to lakes, rivers, and streams that are subject to periodic flooding. Floodplains are designated based on the predicted frequency of flooding for a particular area. For example, a 100-year floodplain is a land area that has a one percent probability of experiencing flooding in any given year.

Forest Production Districts (FPD)

The Growth Management Act requires cities and counties to designate, where appropriate, forest lands that are not characterized by urban growth and that have long-term significance for the commercial production of timber. The Comprehensive Plan designates Forest Production Districts where the primary use should be commercial forestry. Lands within the Forest Production District shall remain in large

parcels and in ownership conducive to forestry. (See Chapter Three, Rural Legacy and Natural Resource Lands).

Fully Contained Community (FCC)

A site-specific development project consisting of conceptual site plan(s), development standards, processing and other elements. It is also consistent with the criteria provided in RCW 36.70A.350 which states that FCCs should be located outside of the initially designated Urban Growth Area.

Functional Classification

See "Arterial Functional Classification"

Functional Planning

Functional plans are detailed plans for facilities and services and action plans and programs for other governmental activities. Some functional plans are operational or programmatic, which means they guide daily management decisions. Others include specific details of facility design and location and must be consistent with the Comprehensive Plan and development regulations. Functional plans are prepared by King County, independent special purpose districts or other public and private agencies. (See Chapter Nine, Implementation)

Global Warming

Global warming is an increase in worldwide atmospheric temperature.

Groundwater Management Plans

King County has five Groundwater Management Areas (GWMA) for which citizens and technical experts are addressing groundwater issues. For each GWMA, a Groundwater Management Plan (GWMP) has been developed per chapter 173-100 WAC (chapter 90.44 RCW). Each GWMP describes the area's groundwater resource, contains a detailed exploration of groundwater protection issues, and proposes solutions to perceived threats. These Plans identify Sensitive Aquifer Areas to receive a special level of protection.

Growth Management Act (GMA)

In 1990, the Washington State Legislature passed the State Growth Management Act (ESHB 2929). The Act calls for urban counties and cities in the state to develop comprehensive plans to guide growth management decisions for at least the next decade. Amendments to the Act in 1991 require that counties, working with the cities within their boundaries, develop Countywide Planning Policies to provide a common vision of the future to serve as the framework for all comprehensive plans throughout the county. (See Chapter One, Regional Planning)

Growth Management Planning Council (GMPC)

The GMPC, which was established by an interlocal agreement, is a 15-member council of elected officials from Seattle, suburban cities and King County. The GMPC has been responsible for the preparation and recommendation of the Countywide Planning Policies to the Metropolitan King County Council, which then adopts the policies and sends them to the cities for ratification.

Habitat

Habitat is the area where wildlife normally lives and grows. Habitat components include food, water, cover (security, breeding, thermal) and space.

Habitat Network

Habitat network is a system of fish and wildlife habitat where connections between large habitat blocks and open spaces are necessary for the support of fish and wildlife through their life cycles.

Historic Properties

Historic properties include historic buildings, sites, objects, districts and landscapes, prehistoric and historic archaeological resources, and traditional cultural places.

Historic Property, Significant

Significant historic properties are those properties that meet the criteria for designation as County landmarks and/or listing in the National Register of Historic Places.

Impervious surface

A hard surface area which either prevents or retards the entry of water into the soil mantle as under natural conditions prior to development; and/or a hard surface area which causes water to run off the surface in greater quantities or at an increased rate of flow from the flow present under natural conditions prior to development. Common impervious surfaces include, but are not limited to, roof tops, walkways, patios, driveways, parking lots and gravel roads.

Incorporated Areas

Incorporated areas are those areas that exist within a city or a city's jurisdiction. King County contains 39 whole incorporated cities and parts of two others.

Infill

Infill means development or redevelopment on small properties or groups of properties within existing built-up areas.

Initial Project Needs

Road improvement projects that are needed to meet the impacts of a specific development are initial project needs. They must be concurrent with the development.

King County Open Space System

This is a system of linked publicly owned regional open space corridors of greenways and waterways along the major river systems, shorelines and the Mountain-to-Sound Greenway. (See Chapter Five, Preserving and Enriching the Community)

Land Use Map

The official land use map for the Comprehensive Plan that designates the general location and extent of the uses of land for agriculture, timber production, housing, commerce, industry, recreation, open spaces, public utilities, public facilities, and other land uses as required by the Growth Management Act. The Land Use Map is not included in the Plan because it is very large. It is available for review at the Department of Development and Environmental Services and at the Clerk of the King County Council. A smaller representation of the Land Use Map is included in the Comprehensive Plan.

Level-of-Service – Transportation

Transportation level-of-service is a qualitative measure, graded A through F, describing the operational conditions of the County's transportation system (assessing both design capacity and actual traffic volumes by corridor) as experienced by travelers and which is determined by using the Transportation Adequacy Measure (TAM) methodology.

Locally Significant Resource Areas (LSRAs)

LSRAs contribute to the aquatic resources within a specific basin, when compared to aquatic and terrestrial systems of similar size and structure elsewhere in the basin. They also provide wetland and stream habitat that is important for wildlife and salmonid diversity and abundance within the basin. (See Chapter Four, Environment)

Low-Impact Development

Low-impact development (LID) is a new approach to land development which works to match a site's natural hydrologic function by protecting native vegetation and soils, reducing impervious surface and managing stormwater at the source.

Master Planned Resorts

RCW 36.70A.040 defines Master Planned Resorts as a self-contained and fully integrated planned unit development, in a setting of significant natural amenities, with primary focus on destination resort facilities consisting of short-term visitor accommodations associated with a range of developed on-site indoor or outdoor recreation facilities. A master planned resort may include other residential uses within its boundaries, but only if the residential uses are integrated into and support the on-site recreational nature of the resort.

May

See definition for “shall”

Median Household Income

The median divides all households into two equal groups, one having income above the median and the other having income below the median.

Mineral Resource Sites

The Growth Management Act requires cities and counties to designate, where appropriate, mineral resource lands that are not already characterized by urban growth and that have long-term significance for the extraction of minerals. The Comprehensive Plan designates as Mineral Resource Sites existing, approved mining sites, and also designates as Potential Mineral Resource Sites properties on which King County expects some future mines may be located. (See Chapter Three, Rural Legacy and Natural Resource Lands)

Mitigation Bank

A mitigation bank is a property approved by the appropriate county, state and federal agencies for restoration, creation, or enhancement to compensate for adverse impacts to wetlands caused by the development of public agency facilities and utility facilities.

Mitigation Payment System

This system establishes a requirement that new growth and development pay a proportionate share of the cost of supporting needed transportation improvements. The proportionate share is that portion of the cost of transportation facility improvement that is related to the service demands and needs of the new development. (See Chapter Six, Transportation)

Mixed Use

This term refers to a development with combined commercial and residential uses.

Mode Split

Mode split is the percentage of all trips using non-single occupant vehicular forms or modes of travel. Modes of travel include single-occupant vehicles, transit, carpooling, bicycling, walking, and other modes.

Multifamily

Multifamily housing structures are those with more than one unit. Multifamily housing includes duplexes, apartments and condominiums.

Natural Resource Lands

The Growth Management Act requires cities and counties to designate natural resource lands which include the following: 1) agricultural lands that have long-term significance for the commercial production of food or other agricultural products; 2) forest lands that have long-term significance for the commercial production of timber; and 3) mineral resource lands that have long-term significance for the extraction of minerals. The Comprehensive Plan designates Agricultural Production Districts, Forest Production Districts, and Mineral Resource Sites. (See Chapter Three, Rural Legacy and Natural Resource Lands)

Natural Sites

Natural sites recognize areas valued for their natural character. They may not be completely natural and undisturbed, but may be important in preserving rare or vanishing flora, fauna, geological sites or features

of scientific, traditional, cultural, and/or educational value. Development and use will focus on keeping the environment in a nearly undeveloped state. There may be little or limited public access to these sites.

Neighborhood Business Centers

These are shopping areas offering convenience goods and services to local residents. They primarily contain retail stores and offices. (See Chapter Two, Urban Communities)

Neighborhood Plan

Small-scale plans meant to provide detailed land use plans for neighborhoods. (See also Subarea Planning)

New Growth

New growth is growth that occurs subsequent to pipeline development for which no application is currently pending review/approval in the King County permitting process, but which is forecasted to occur over the next 20 years in this Comprehensive Plan.

Nondegradation

Nondegradation means to prevent the decline to a lower state, to keep from reducing the complexity, functions, or integrity of ecological processes or values.

Nonmotorized Transportation

This refers to pedestrian, bicycle, and equestrian travel, and the facilities needed to make it safe and convenient.

Non-point Pollution

Non-point pollution is pollution which enters any waters of the State from any dispersed land-based or water-based activities, including but not limited to atmosphere disposition, surface water runoff from agricultural lands, urban areas, or forest lands, subsurface or underground sources, or discharges from boats or marine vessels.

Open Space

The Growth Management Act requires cities and counties to identify open space corridors within and between urban growth areas which include lands useful for recreation, wildlife habitat, trails, and connection of critical areas. Open space lands, as designated by the Comprehensive Plan, include federal, state and locally owned parks and wilderness areas, developed parks and areas left in a natural state so they can sustain sensitive ecosystems, community identity and aesthetics and links between important environmental or recreational resources. (See Chapter Five, Preserving and Enriching Our Community)

Particulate Matter

Particulate matter is solid or aerosol particles dispersed in the air including dust, soot, and oil. The major sources are industrial activities, fugitive road dust, motor vehicle emissions, and wood smoke.

Passive Recreation Site

Passive recreation sites require a lower level of development and provide areas for informal, self-directed activities for individuals and groups.

Pervious surface

A surface area which allows the entry of water into the soil mantle, as under natural conditions prior to development.

Pipeline Development

These are land use development applications, whether vested or unvested, that were submitted prior to adoption of King County Comprehensive Plan and are pending review/approval in the permitting process.

Pipeline transportation needs

Pipeline transportation needs are associated with growth that is pending through the County's development review process.

Point Pollution

Point pollution is pollution that enters any waters of the State from an identifiable source such as a pipe.

Potential Annexation Area (PAA)

A Potential Annexation Area is an area in unincorporated King County adjacent to a city that is expected to annex to the city and to which that city will be expected to provide services and utilities within the next two decades. (See Chapter Two, Urban Communities)

Protect

Protect means to keep from harm, attack, injury, or destruction; to maintain the integrity of, especially through environmental care.

Public Benefit Rating System

This is a current use taxation program whereby the reduction in property taxes is determined using a scoring system related to the numbers and quality of open space resources located on all or portions of the property.

Puget Sound

Puget Sound is an estuary – a semi-enclosed, glacial fjord where salt water from the ocean is mixed with fresh water. Puget Sound is bordered by about 1,300 miles of shoreline with a mix of beaches, bluffs, deltas, mudflats, kelp forests and eelgrass meadows. Approximately 100 miles of this saltwater shoreline lie within King County. King County's immediate responsibilities include those portions of Puget Sound which lie within the County, roughly between Point Wells to the north and Dumas Bay to the south. King County shares responsibility for the health of the main basin of Puget Sound with its neighbors -- Pierce County, Kitsap County, and Snohomish County.

Puget Sound Regional Council (PSRC)

The PSRC is the designated metropolitan planning organization for our area and is responsible for regional growth management and transportation planning in the four county region which includes King, Pierce, Snohomish and Kitsap Counties. PSRC's General Assembly includes mayors, county executives, and council commission members from the four counties. The Council also includes as members the ports of Everett, Seattle and Tacoma and the State Department of Transportation and Transportation Commission. The PSRC prepared Multi-county Planning Policies for the four-county region.

Regionally Significant Resource Area (RSRA)

RSRAs are those portions of watersheds that contribute to the resource base of the entire Puget Sound region by virtue of exceptional species and habitat diversity and abundance when compared to aquatic and terrestrial systems of similar size and structure elsewhere in the region. RSRAs may also support rare, threatened or endangered species or communities. (See Chapter Four, Environment)

Regional Wastewater Services Plan (RWSP)

In 1999, King County adopted the Regional Wastewater Services Plan, guiding the development of new facilities to manage wastewater into the future. The RWSP addresses four areas: wastewater treatment facilities, combined sewer overflow control, wastewater reuse, and bio-solids management. The RWSP outlines where new facilities will be built, the types of technology to be used and the future of reclaimed water and bio-solids. Short-term needs through 2006 are specified, and long-term alternatives to the current Metro system are identified.

Restore

Restore means to return land and water resources from a disturbed or totally altered condition to an approximation of their condition prior to disturbance or alteration. Restoration projects are conducted by public agencies through capital improvement projects and by developers as a means to mitigate adverse

impacts of their proposals. (Restoration of land is not required of developers when they protect land and water resources according to King County regulation.) (See Chapter Four, Environment)

Rezoning

Rezoning is the term that refers to the process of individual requests and applications to change the zoning classification of land.

Riparian

Pertains to the banks of rivers and streams, and also sometimes wetlands, tidewater and lakes.

Rural Area (See also Rural Zoning)

The Growth Management Act requires that counties designate a rural area in order to conserve the rural character and quality of the existing rural lands in Washington. King County's Rural Area contains very low-density residential development, commercial and industrial development, farms, forests, watersheds crucial for both fisheries and flood control, mining areas, small cities and towns, historic sites and buildings, archaeological sites and regionally important recreation areas. (See Chapter Three, Rural Legacy and Natural Resource Lands)

Rural Character

Rural character refers to the pattern of land use and development established by a county in the rural element of its comprehensive plan:

- (a) In which open space, the natural landscape, and vegetation predominate over the built environment;
- (b) That foster traditional rural lifestyles, rural-based economies, and opportunities to both live and work in rural areas;
- (c) That provide visual landscapes that are traditionally found in rural areas and communities;
- (d) That are compatible with the use of the land by wildlife and for fish and wildlife habitat;
- (e) That reduce the inappropriate conversion of undeveloped land into sprawling, low-density development;
- (f) That generally do not require the extension of urban governmental services; and
- (g) That are consistent with the protection of natural surface water flows and groundwater and surface water recharge and discharge areas.

Rural Cities

King County's rural cities are incorporated areas within the Rural Area whose local governments are involved in the region's planning processes on an equal legal basis with the suburban cities and Seattle. The incorporated rural cities are Black Diamond, Carnation, Duvall, Enumclaw, North Bend, Skykomish and Snoqualmie. (See Chapter Three, Rural Legacy and Natural Resource Lands)

Rural Growth

Rural Growth refers to residential, commercial, and industrial growth that is scaled to be compatible with, and maintains the traditional character of the Rural Area. Rural growth typically does not require urban governmental services except in the case of some rural towns and to protect the environment as provided in this Comprehensive Plan. The basic elements of "Rural Character," as defined by the King County Countywide Planning Policies, are natural features, resource-based industries, rural towns, rural neighborhoods, rural infrastructure and services, open space system, rural housing, rural economy, and rural cities.

Rural Neighborhoods

Rural neighborhoods are small commercial developments, or in some cases, historic towns or buildings, that are too small to provide more than convenience shopping and services to surrounding residents. They generally do not have services such as water supply or sewage disposal systems any different from those serving surrounding rural residential development. (See Chapter Three, Rural Legacy and Natural Resource Lands)

Rural Towns

Rural towns are unincorporated towns governed directly by King County. They provide a focal point for community groups such as chambers of commerce or community councils to participate in public affairs. The purposes of rural town designations within the Comprehensive Plan are to recognize existing concentrations of higher density and economic activity in rural areas and to allow modest growth of residential and economic uses to keep them economically viable into the future. (See Chapter Three, Rural Legacy and Natural Resource Lands)

Rural Zoning

The rural zone is meant to provide an area-wide, long-term, rural character and to minimize land use conflicts with nearby agricultural, forest or mineral extraction production districts. These purposes are accomplished by: 1) limiting residential densities and permitted uses to those that are compatible with rural character and nearby resource production districts and are able to be adequately supported by rural service levels; 2) allowing small scale farming and forestry activities and tourism and recreation uses which can be supported by rural service levels and which are compatible with rural character; and 3) increasing required setbacks to minimize conflicts with adjacent agriculture, forest or mineral zones.

Salmonid

A member of the fish family Salmonidae. In King County, salmonid species include Chinook, Coho, chum, sockeye, and pink salmon; cutthroat, rainbow, and brown trout and steelhead; Dolly Varden, brook trout, char, kokanee, and whitefish.

Satellite System Management

When large water utilities oversee the operations of smaller water systems, not connected to their own system, it is called satellite system management. The satellite system manager is hired by the smaller system to operate and maintain the system in accordance with local, state and federal health regulations.

Sediment Transport

Sediment transport is the process of taking soil from one place and depositing it in another via the flow of water. Deposition of the soil occurs when sediment in the water flow is more than the flow can transport.

Sensitive Areas Map Folio

The folio displays the location of environmentally sensitive areas in unincorporated King County. It identifies sensitive areas for wetlands, streams, flood hazards, erosion hazards, landslide hazards, seismic hazards, and coal mine hazards.

Sensitive Species

Sensitive species means any species which is likely to become an endangered species within the foreseeable future throughout all or significant portion of its range and which has been designated as such in regulations issued by the U.S. Fish and Wildlife Service or the Washington State Department of Fish and Wildlife.

Sewer Availability

Sewer availability means the presence of sewers now or within six years through extensions included in adopted sewer comprehensive plans. In the case of Urban Planned Development, 1) the capacity to intercept and treat waste water as evidenced by a King County approved sewer system plan or a Metro utility plans, 2) a firm commitment to serve an area with sewer as evidenced by either a sewer availability certificate, utility extension agreement, or an approved sewer system plan and 3) a firm financial commitment to provide sewer, as evidenced by either a capital improvement program or utility extension agreement.

Sewer Tightline

Tightlining of sewers means that a sewer line is designed and sized to only serve a particular structure.

Shall

To guide King County, the use of the terms “shall,” “will,” “should,” and “may” in policies determine the level of discretion the County can exercise in making future and specific land use, budget, development regulation and other decisions. “Shall” and “will” in a policy mean that it is mandatory for the County to carry out the policy, even if a timeframe is not included. “Shall” and “will” are imperative and nondiscretionary – the County must make decisions based on what the policy says to do. “Should” in a policy provides noncompulsory guidance, and establishes that the County has some discretion in making decisions. “May” in a policy means that it is in the County’s interest to carry out the policy, but the County has total discretion in making decisions.

Short Subdivisions

These are subdivisions in unincorporated King County that are limited to four lots or less (nine in some cities), and are approved administratively by King County's Department of Development and Environmental Services.

Should

Noncompulsory guidance; establishes that the County has some discretion in making decisions.

Significant Adverse Environmental Impact

Significant as used in State Environmental Policy Act means a reasonable likelihood of more than a moderate adverse impact on the environment. Significance involves context and intensity and does not lend itself to a formula or quantifiable text. The context may vary with the physical setting. Intensity depends on the magnitude and duration of an impact. The severity of an impact should be weighed along with the likelihood of its occurrence. An impact may be significant if its chance of occurrence is not great, but the resulting environmental impact would be severe if it occurred.

Single-Family

Single-family housing units are individual structures including conventional houses and mobile homes.

Subarea Planning

This level of planning brings the policy direction of the comprehensive plan to a smaller geographic area. Subarea plans are meant to provide detailed land use plans for local geographic areas. These plans are meant to implement the King County Comprehensive Plan and be consistent with the County's Comprehensive Plan's policies, development regulations, and Land Use Map.

Subdivision

A subdivision is land that has been divided into legal lots, or is the process of dividing land into lots.

Traditional Rural Development

In King County, traditional rural land uses could include, but are not limited to: low density residential uses; small scale farming, forestry and mineral extraction; small, neighborhood churches; feed and grain stores; the keeping of horses and livestock; cottage industries, crafts and trades that support the residents of the rural area and/or the needs of the natural resource production areas; and public and private facilities necessary to serve rural homes such as utility installations or public schools. In general, the rural development pattern in King County has historically been comprised of houses, barns, fences and cultivated fields, but natural features and open spaces are the predominant visual image.

Transfer of Development Rights (TDR)

Transfer of development rights means the ability to transfer allowable density, in the form of permitted building lots or structures, from one property (the "sending site") to another (the "receiving site") in conjunction with conservation of all or part of the sending site as open space or working farm or forest. King County allows transfers of development rights as part of standard subdivision, mobile home park and multifamily project review processes through its TDR Program. (King County Code, Title 21A)

Transit Oriented Development (TOD)

A private or public/private real estate development project that creates, expands, maintains or preserves a mixed-use community or neighborhood within walking distance of a transit center, or stop, that is designed to encourage transit use and pedestrian activity. TOD projects support transit by increasing the density of residents, shoppers, visitors or employees per acre. New TOD projects are often coupled with an increase in transit service to the area.

Transportation Adequacy Measure (TAM)

The Transportation Adequacy Measure is the County's methodology for measuring the level-of-service performance of its transportation system. Transportation Adequacy Measure is a calculated index of the quality of transportation experienced by travelers. It is based on two components; a system-wide average ratio of traffic volumes to traffic capacities; (the lower this weighted average, the better the transportation adequacy) and the volume to capacity rates of certain roads that are critical to system performance (critical links). The TAM applies to discrete land areas (zones) in the County and is the basis for transportation level-of-service standards. (See Chapter Six, Transportation)

Transportation Certificate of Concurrency

An official notice given to a property owner by the Department of Transportation or its successor that indicates whether there is capacity on the transportation system to accommodate new growth. A Transportation Certificate of Concurrency is required to show that adequate transportation facilities are available to service growth as part of the development review process.

Transportation Demand Management (TDM)

TDM is a strategy for the reduction of automobile trips, particularly trips taken in single-occupant vehicles. TDM encourages public transportation over automobile use and specifically refers to policies, programs and actions implemented to increase the use of high-occupancy vehicles (public transit, car-pooling and van-pooling) and spread travel to less congested time periods through alternative work hour programs (See Chapter Six, Transportation).

Transportation Facilities and Services

These are the physical assets of the transportation system that are used to provide mobility. They include roads, transit, bridges, traffic signals, ramps, buses, bus garages, park and ride lots and passenger shelters.

Transportation needs for new growth

Transportation needs for new growth are associated with growth that has been planned for 2012 in this Comprehensive Plan.

Transportation Needs Report (TNR)

The TNR is a comprehensive list of recommended County transportation needs through the year 2012 needed to implement the land use element. It includes transportation needs for unincorporated King County, and some city, state, and adjacent County projects. It does not include transit service or capital needs. (See Chapter Six, Transportation)

Unemployment Rate

The unemployment rate is the percentage of the civilian labor force that is unemployed and actively seeking employment.

Unincorporated Activity Centers

Unincorporated Activity Centers are the primary locations for commercial and industrial development in urban unincorporated King County. Currently, White Center is the only designated Unincorporated Activity Center, as other such centers are now parts of cities. (See Chapter Two, Urban Communities)

Unincorporated Areas

Unincorporated areas are those areas outside any city and under King County's jurisdiction.

Unique Wetland

The term unique wetland refers to bogs and fens which have unusual and sensitive water chemistries.

Urban Centers

These are centers of concentrated employment and housing located within the Urban Growth Area designated by the Phase II Countywide Planning Policies. Urban Centers are to be serviced directly by high-capacity transit and are to contain a wide variety of land uses, including retail, recreational, cultural and public facilities, parks and open spaces. Urban Centers include the central business districts of Federal Way, Bellevue, Seattle, Renton, SeaTac, Kent, Redmond and Tukwila. Other Urban Centers are Seattle Center, Seattle First Hill/Capitol Hill, Seattle University District and Seattle Northgate. (See Chapter Two, Urban Communities)

Urban Growth

Urban growth refers to residential, commercial and industrial growth that makes intensive use of land for the location of buildings, structures and impermeable surfaces to such a degree as to be incompatible with the primary use of such land for the production of food, other agricultural products, or fiber, or the extraction of mineral resources. Urban growth typically requires urban governmental services. "Characterized by urban growth" refers to land having urban growth located on it, or to land located in relationship to an area with urban growth.

Urban Growth Area (UGA)

The Growth Management Act requires King County's Comprehensive Plan to designate an Urban Growth Area, where most future urban growth and development is to occur to limit urban sprawl, enhance open space, protect rural areas and more efficiently use human services, transportation and utilities. The Comprehensive Plan designates an UGA which includes areas and densities sufficient to permit the urban growth that is projected to occur in the County for the succeeding 20-year period. (See Chapter One, Regional Planning and Chapter Two, Urban Communities)

Urban Growth Target

The Growth Management Act and the Countywide Planning Policies require King County and its cities to plan for a 20-year population and employment growth target for each jurisdiction, based on designation of the Urban Growth Area, Urban Centers and the criteria of the Countywide Planning Policies. (See Chapter Two, Urban Communities)

Urban Planned Developments (UPD)

Urban Plan Developments are site specific projects consisting of conceptual site plans, development stands, processing and other elements.

Urban Separator

Urban separators are areas planned for permanent low-residential density within the Urban Growth Area. Urban separators protect adjacent resource land, environmentally sensitive areas, or rural areas and create open space corridors within and between urban areas which provide environmental, visual, recreations and wildlife benefits.

Utilities Technical Review Committee (UTRC)

This is an interdepartmental committee with responsibility for ensuring that water and sewer plans comply with County and State health requirements and County land use policies. The committee reviews the plans of all water and sewer utilities that operate in unincorporated King County and then recommends the plans to King County Executive and the Metropolitan King County Council for approval.

Water Availability

Water availability means the presence of a water source with applicable water rights that can serve the projected demand through the year 2000, as shown by adopted water comprehensive plans. In the case of Urban Planned Developments, water availability is defined as 1) presence of a water source with water rights that can serve the projected average daily demand through the year 2000, 2) a firm commitment to

serve an area with water, as evidenced by either a water availability certificate, utility extension agreement or a King County approved water system plan and 3) a firm financial commitment to provide water, as evidenced by either a capital improvement plan or utility extension agreement.

Water Reuse

Water reuse or wastewater reclamation involves using treated wastewater in place of drinking water for commercial irrigation and industrial processes. Also referred to as wastewater reuse.

Water Supply Availability

Water supply availability is the presence of a water source with applicable water rights that can serve the projected demand through the year 2000, as shown by adopted water comprehensive plans.

Water System Classifications

A public water system is defined as any system that has more than one connection. A well serving one house is a private system. Group A water systems have fifteen or more service connections. Group B water systems have two through fourteen service connections.

Watershed

A watershed, like a drainage basin, is an area that drains to a common outlet or an identifiable water body such as a river, stream, lake or wetland. The six major watersheds in King County are Cedar River, Green River, Skykomish River, Snoqualmie River and White River and the Puget Sound. These watersheds contain a total of 72 individual drainage basins. (See Chapter Four, Environment)

Well Head Protection

Well head protection is another way that King County can protect its groundwater resource. This program directs purveyors to identify 1, 5, and 10-year time of travel to their well(s) to identify contamination sources, and to propose methods to reduce or eliminate contamination sources.

Wetland

The term wetland means those areas that are inundated or saturated by surface or ground water at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs and similar areas. Wetlands do not include those artificial wetlands intentionally created from nonwetland sites, including, but not limited to, irrigation and drainage ditches, grass-lined swales, canals, detention facilities, wastewater treatment facilities, farm ponds, landscape amenities, or those wetlands created after July 1, 1990 that were unintentionally created as a result of the construction of a road, street or highway. Wetlands shall include those artificial wetlands intentionally created from nonwetland areas to mitigate conversion of wetlands.

Wetland Banking

Wetland banking is a process that allows certain wetlands to be developed if the development is accompanied by the restoration or creation of wetlands in other areas. (See Chapter Four, Environment)

Wetland Functions

Functions refer to the ecological (physical, chemical and biological) workings or attributes of a wetland regardless of their importance to society. Food chain support or the transport and transformation of chemicals in ecosystems are examples of wetland functions. Water quality maintenance, flood storage, and wildlife habitat are examples of ecological functions to which society attributes a value. (See Chapter Four, Environment)

Wetland Values

Values are estimates, usually subjective, of the worth, merit, quality, or importance of wetland attributes that are valuable and beneficial to society. Values vary by watershed or human community. Education, research, aesthetics, and recreation are examples of other wetland attributes that may be considered values in that they are beneficial to society.

Will

See definition for "shall".

Frequently Used Acronyms

APD	Agricultural Production District
BMP	Best Management Practices
CIP	Capital Improvement Program
CPP	Countywide Planning Policy
ESA	Endangered Species Act
FCC	Fully Contained Community
FPD	Forest Production District
GMA	Growth Management Act
GMPC	Growth Management Planning Council
HOT	High Occupancy Toll lane
HOV	High Occupancy Vehicle
ITS	Intelligent Transportation Systems
KCCP	King County Comprehensive Plan
LOS	Level of Service
LSRA	Locally Significant Resource Area
MPS	Mitigation Payment System
PAA	Potential Annexation Area
PBRs	Public Benefit Rating System
PSRC	Puget Sound Regional Council
RSRA	Regionally Significant Resource Area
RWSP	Regional Wastewater Services Plan
SEPA	State Environmental Policy Act
SOV	Single Occupancy Vehicle
TAM	Transportation Adequacy Measure
TDC	Transfer of Development Credits
TDM	Transportation Demand Management
TNR	Transportation Needs Report
TOD	Transit Oriented Development
UGA	Urban Growth Area
UPD	Urban Planned Development
UTRC	Utilities Technical Review Committee